



1/16/2023

**FAILED INSPECTION NOTICE**

Abraham & Angelica Chavez  
225 S 18Th St  
Richmond, CA 94804-2625

Property:  
222 S 23RD ST  
RICHMOND, CA 94804-2806-

PropID:  
Client ID: 1020

Dear Owner/Agent,

This letter is to inform you that your property at **222 S 23RD ST RICHMOND, CA 94804-2806** failed the Housing Quality Standards (HQS) inspection on 01/03/2023.

**A re-inspection has been scheduled for 02/14/2023 between 09:00AM and 12:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop/ heater not working	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



1/16/2023

**FAILED INSPECTION NOTICE**

William & Peggy Hutchings  
MSB PROPERTY MGMT  
Po Box 21  
Lafayette, CA 94549

Property:  
2508 CUTTING BLVD Apt B  
RICHMOND, CA 94804-2848-

PropID:  
Client ID: 1465

Dear Owner/Agent,

This letter is to inform you that your property at **2508 CUTTING BLVD Apt B RICHMOND, CA 94804-2848** failed the Housing Quality Standards (HQS) inspection on 01/03/2023.

**A re-inspection has been scheduled for 02/14/2023 between 09:00AM and 12:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.4	Living Room/Security Common area - smoke detector - repair/replace	O
3.12	Bathroom/Tub or Shower Tub very badly corroded/damaged/worn - repair/resurface/replace	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



1/16/2023

**FAILED INSPECTION NOTICE**

Arcala Land Company  
Jake Sloan  
1630 12Th St  
Oakland, CA 94607-1404

Property:  
2716 CUTTING BLVD  
RICHMOND, CA 94804-2922-

PropID:  
Client ID: 2695

Dear Owner/Agent,

This letter is to inform you that your property at **2716 CUTTING BLVD RICHMOND, CA 94804-2922** **failed** the Housing Quality Standards (HQS) inspection on 01/03/2023.

**A re-inspection has been scheduled for 02/14/2023 between 09:00AM and 12:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.4	Living Room/Security Common area smoke detector - repair/replace	O
3.7	Bathroom/Wall Condition 2nd floor toilet tissue holder - repair/replace	O
4.10	Other Rooms/Smoke Detectors 1st floor Bedroom smoke detector - repair/replace	O
4.4	Other Rooms/Security 2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace	O
8.1	General Health and Safety/Access to Unit 2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced	T



1/16/2023

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Sincerely,

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