



2/6/2023

FAILED INSPECTION NOTICE

Mohamed A Shariff
ACCESS PROPERTY MANAGEMENT
1185 Solano Ave
Albany, CA 94706

Property:
4453 OVEREND AVE
RICHMOND, CA 94804-3307-

PropID:
Client ID: 2870

Dear Owner/Agent,

This letter is to inform you that your property at **4453 OVEREND AVE RICHMOND, CA 94804-3307** **failed** the Housing Quality Standards (HQS) inspection on 01/16/2023.

A re-inspection has been scheduled for 03/02/2023 between 11:00AM and 02:00PM.

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.



2/6/2023

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
2.12	Kitchen/Sink garbage disposal INOP/repair	O
2.3	Kitchen/Electrical Hazards replace/ gfci INOP left of stove	O
3.4	Bathroom/Security repair/ shower doors off track (1st Fl hall) repair/ damaged cabinet with missing door (2nd FL hall)	O
3.12	Bathroom/Tub or Shower remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)	O
4.4	Other Rooms/Security x4 remove all keylocks	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater INOP/repair	O
7.4	Heating and Plumbing/Water Heater no access	
8.6	General Health and Safety/Interior Stairs and Common Halls repair/ missing light fixture cover (2nd FL hall) repair/ closet doors off track (2nd FL hall)	O
8.7	General Health and Safety/Other Interior Hazards 1st FL/ Co2 detector missing common area	O
4.10	Other Rooms/Smoke Detectors smoke detector missing (2nd FL right)	O
4.7	Other Rooms/Wall Condition repair/ large crack (2nd FL right)	O
4.3	Other Rooms/Electrical Hazards replace/ light switch cover (2nd FL right)	O



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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



2/6/2023

FAILED INSPECTION NOTICE

JAMIE P LAKE
PO BOX 11187
OAKLAND, CA 94611-0187

Property:
5312 MCBRYDE AVE Apt C
RICHMOND, CA 94805-1047-

PropID:
Client ID: 6137

Dear Owner/Agent,

This letter is to inform you that your property at **5312 MCBRYDE AVE Apt C RICHMOND, CA 94805-1047** failed the Housing Quality Standards (HQS) inspection on 01/16/2023.

A re-inspection has been scheduled for 03/02/2023 between 01:00PM and 04:00PM.

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 heater inop	O
3.6	Bathroom/Ceiling Condition repair/ black organic substance on all walls and ceiling	O
8.1	General Health and Safety/Access to Unit repair/ sun light and air exposed at front door (weather stripping)	O

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

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Sincerely,

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Residential Rental Inspections Program



2/6/2023

FAILED INSPECTION NOTICE

Marcela O Nava
675 Colusa Ave
Berkeley, CA 94707-1517

Property:
789 KERN ST
RICHMOND, CA 94805-1564-

PropID:
Client ID: 6705

Dear Owner/Agent,

This letter is to inform you that your property at **789 KERN ST RICHMOND, CA 94805-1564** failed the Housing Quality Standards (HQS) inspection on 01/16/2023.

A re-inspection has been scheduled for 03/02/2023 between 01:00PM and 04:00PM.

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>
8.10	General Health and Safety/Site and Neighborhood Conditions repair/leaning unsecured backyard fence posing safety hazard (right side)	O
5.3	Secondary Rooms/Electrical Hazards replace/ open ground outlet in garage (right side of door)	O
4.5	Other Rooms/Window Condition repair/ large cracked window posing safety hazard (left bedroom)	O

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

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2/6/2023

FAILED INSPECTION NOTICE

Divay Deep Singh Bal
5227 Sacramento Ave
Richmond, CA 94804-5427

Property:
3505 BISSELL AVE
RICHMOND, CA 94805-2161-

PropID:
Client ID: 1954

Dear Owner/Agent,

This letter is to inform you that your property at **3505 BISSELL AVE RICHMOND, CA 94805-2161** **failed** the Housing Quality Standards (HQS) inspection on 01/16/2023.

A re-inspection has been scheduled for 03/02/2023 between 01:00PM and 04:00PM.

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>
1.5	Living Room/Window Condition Window pane cracked - repair/replace	O

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Sincerely,

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Residential Rental Inspections Program



2/6/2023

FAILED INSPECTION NOTICE

Barbara Bush
Po Box 20783
El Sobrante, CA 94820

Property:
554 43RD ST Apt BACK
RICHMOND, CA 94805-2354-

PropID:
Client ID: 6256

Dear Owner/Agent,

This letter is to inform you that your property at **554 43RD ST Apt BACK RICHMOND, CA 94805-2354** **failed** the Housing Quality Standards (HQS) inspection on 01/16/2023.

A re-inspection has been scheduled for 03/02/2023 between 01:00PM and 04:00PM.

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>
1.6	Living Room/Ceiling Condition repair/damaged, deteriorating wood section in center of living room	O
3.6	Bathroom/Ceiling Condition repair large bulging ceiling hanging down posing safety hazard	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/ toilet not fully secured to flooring	O
2.8	Kitchen/Floor Condition repair/damaged flooring missing large sections of tile	O



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Sincerely,

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Residential Rental Inspections Program



2/6/2023

FAILED INSPECTION NOTICE

Christopher Wei Jun Wong
6723 Hagen Blvd
El Cerrito, CA 94530-1718

Property:
3136 FAIRMEDE DR
RICHMOND, CA 94806-2765-

PropID:
Client ID: 8872

Dear Owner/Agent,

This letter is to inform you that your property at **3136 FAIRMEDE DR RICHMOND, CA 94806-2765** **failed** the Housing Quality Standards (HQS) inspection on 01/16/2023.

A re-inspection has been scheduled for 03/02/2023 between 01:00PM and 04:00PM.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop	O
7.4	Heating and Plumbing/Water Heater unable to check bed was blocking door to water heater	
4.4	Other Rooms/Security remove all keylocks x4	O
3.12	Bathroom/Tub or Shower remove old caulking inside shower unit deteriorating;then recaulk (hallway)	O
3.8	Bathroom/Floor Condition repair/ vinyl flooring along tub not fully secured to subfloor (hallway)	O
4.10	Other Rooms/Smoke Detectors inop -right center bedroom	O
4.3	Other Rooms/Electrical Hazards repair/ light fixture INOP (rear left)	O
8.2	General Health and Safety/Exits large dresser blocking means of egress (center bedroom)	O
8.6	General Health and Safety/Interior Stairs and Common Halls missing Co2 detector in common area	O



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