



2/6/2023

FAILED INSPECTION NOTICE

Yamei Elizabeth Zhuang
1470 Hutchinson Ct
Pinole, CA 94564-1968

Property:
4530 JULIE CT
RICHMOND, CA 94803-2405-

PropID:
Client ID: 2384

Dear Owner/Agent,

This letter is to inform you that your property at **4530 JULIE CT RICHMOND, CA 94803-2405** failed the Housing Quality Standards (HQS) inspection on 01/24/2023.

A re-inspection has been scheduled for 03/06/2023 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>
3.12	Bathroom/Tub or Shower Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk	O
3.7	Bathroom/Wall Condition Towel rack - repair/replace	O
4.10	Other Rooms/Smoke Detectors All bedrooms must have smoke detectors - repair/replace	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Backyard fence leaning very badly - repair/replace	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