



2/6/2023

FAILED INSPECTION NOTICE

Willa M Thomas, Thomas Prop 1
4408 Taft Ave
Richmond, CA 94804-3492

Property:
2020 OHIO AVE
RICHMOND, CA 94804-2702-

PropID:
Client ID: 5622

Dear Owner/Agent,

This letter is to inform you that your property at **2020 OHIO AVE RICHMOND, CA 94804-2702** failed the Housing Quality Standards (HQS) inspection on 01/31/2023.

A re-inspection has been scheduled for 03/07/2023 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit repair/sink slow drain repair/ check low water pressure (sink)	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/toilet not fully secured to flooring	O
3.12	Bathroom/Tub or Shower repair/shower brown discoloration	O
2.3	Kitchen/Electrical Hazards repair/ missing outlet covers X2 repair/replace - open ground outlet (left of sink)	O
4.10	Other Rooms/Smoke Detectors smoke detector missing (right bed)	O
8.1	General Health and Safety/Access to Unit repair/replace - front door gate with large hole posing cutting hazard	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

Tariq Khan
Po Box 3466
Berkeley, CA 94703

Property:
3528 WALLER AVE
RICHMOND, CA 94804-3225-

PropID:
Client ID: 9098

Dear Owner/Agent,

This letter is to inform you that your property at **3528 WALLER AVE RICHMOND, CA 94804-3225** **failed** the Housing Quality Standards (HQS) inspection on 01/31/2023.

A re-inspection has been scheduled for 03/07/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.8	Living Room/Floor Condition repair/replace all missing baseboards throughout livingroom	O
2.8	Kitchen/Floor Condition repair/damaged flooring	O
1.2	Living Room/Electricity repair/ missing light switch cover	O
1.3	Living Room/Electrical Hazards repair/replace missing all outlet covers X4	O
2.10	Kitchen/Stove or Range with Oven repair/replace hood range missing filter	O
7.2	Heating and Plumbing/Safety of Heating Equipment repair/replace missing heater cover x2(double sided wall heater)	O
2.11	Kitchen/Refrigerator light INOP/repair	O
2.3	Kitchen/Electrical Hazards repair/replace missing ceiling light fixture cover	O
7.4	Heating and Plumbing/Water Heater prv valve not properly connected- (brass pipe disconnected)	O
4.10	Other Rooms/Smoke Detectors smoke detector missing/ right and left bedrooms	O
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence not fully secured/ posing safety hazard excessive over grown vegetation throughout backyard	O
8.4	General Health and Safety/Garbage and Debris remove excessive clutter throughout backyard	O
2.2	Kitchen/Electricity repair/ light above sink INOP	O
8.6	General Health and Safety/Interior Stairs and Common Halls repair/ missing light switch cover (hallway)	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/replace - toilet not working INOP (hallway)	O



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Residential Rental Inspections Program



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FAILED INSPECTION NOTICE

Willa M Thomas, Thomas Prop 1
4408 Taft Ave
Richmond, CA 94804-3492

Property:
366 S 42ND ST
RICHMOND, CA 94804-3404-

PropID:
Client ID: 5622

Dear Owner/Agent,

This letter is to inform you that your property at **366 S 42ND ST RICHMOND, CA 94804-3404** failed the Housing Quality Standards (HQS) inspection on 01/31/2023.

A re-inspection has been scheduled for 03/07/2023 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>
2.12	Kitchen/Sink Caulking around sink - repair/replace/recaulk	O
4.4	Other Rooms/Security Left side Bedroom door knob missing - repair/replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector -repair/replace	O
4.7	Other Rooms/Wall Condition Discolored behind Bed - remove/repair/repaint	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Porch light not working properly - repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly - repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Hallway smoke detector - repair/replace	O



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Residential Rental Inspections Program



2/6/2023

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
2300 Lancaster Drive
Richmond, CA 94806

Property:
2355 LANCASTER DR Apt 14
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 14 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 01/31/2023.

A re-inspection has been scheduled for 03/06/2023 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>
2.12	Kitchen/Sink dishwasher inoperable repair/ garbage disposal inoperable	O
2.11	Kitchen/Refrigerator repair/ loud knocking Noise with strong Odor	O
1.6	Living Room/Ceiling Condition repair/ ceiling fan not secure	O
3.13	Bathroom/Ventilation INOP	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/6/2023

FAILED INSPECTION NOTICE

Uyen Ai Nguyen Le
Ces Property Management
2089 Vale Rd #1124
San Pablo, CA 94806

Property:
3021 GLYNIS DR
RICHMOND, CA 94806-2650-

PropID:
Client ID: 17390

Dear Owner/Agent,

This letter is to inform you that your property at **3021 GLYNIS DR RICHMOND, CA 94806-2650** failed the Housing Quality Standards (HQS) inspection on 01/31/2023.

A re-inspection has been scheduled for 03/06/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/ toilet not fully secured to flooring (hall)	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit repair/ sink slow drain (hall)	O
3.12	Bathroom/Tub or Shower repair/rreplace - shower leaking water through ceiling down to basement bedroom evidence of water leakage	O
8.7	General Health and Safety/Other Interior Hazards repair/ large hole in wall next to water heater (basement)	O



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Sincerely,

City of Richmond
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