



1/16/2024

**FAILED INSPECTION NOTICE**

Anna Hue Mi & Kien Tri Phung  
279 22Nd Ave  
San Francisco, CA 94121

Property:  
1510 LINCOLN AVE  
RICHMOND, CA 94801-2438-

PropID:  
Client ID: 9169

Dear Owner/Agent,

This letter is to inform you that your property at **1510 LINCOLN AVE RICHMOND, CA 94801-2438** **failed** the Housing Quality Standards (HQS) inspection on 01/05/2024.

**A re-inspection has been scheduled for 02/15/2024 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>
2.13	Kitchen/Space for Storage, Prep and Serving cabinet under sink, evidence of water damage, and door pulling off hinges	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards 1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level	O
2.10	Kitchen/Stove or Range with Oven install grease screen for ventilation fan	O
5.2	Secondary Rooms/Security weatherize exit door in garage, gaps around door	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



1/16/2024

**FAILED INSPECTION NOTICE**

Paul Chew  
238 Anza St Apt 1  
San Francisco, CA 94118

Property:  
601 21ST ST  
RICHMOND, CA 94801-3321-

PropID:  
Client ID: 6492

Dear Owner/Agent,

This letter is to inform you that your property at **601 21ST ST RICHMOND, CA 94801-3321** failed the Housing Quality Standards (HQS) inspection on 01/05/2024.

**A re-inspection has been scheduled for 02/15/2024 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards outlet burned, replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop, repair	O
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
2.3	Kitchen/Electrical Hazards install GFI outlet	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.  Exterminate for ants	O
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
8.2	General Health and Safety/Exits all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items	T
3.3	Bathroom/Electrical Hazards install GFfi outlet	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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

David H & Bong T Gillis  
709 Ventura St  
Richmond, CA 94805

Property:  
12429 SAN PABLO AVE Apt A  
RICHMOND, CA 94805-1974-

PropID:  
Client ID: 1754

Dear Owner/Agent,

This letter is to inform you that your property at **12429 SAN PABLO AVE Apt A RICHMOND, CA 94805-1974** failed the Housing Quality Standards (HQS) inspection on 01/05/2024.

**A re-inspection has been scheduled for 02/15/2024 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>
6.4	Building Exterior/Condition of Exterior Surfaces install unit number on exterior surface,	O

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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