



1/16/2024

FAILED INSPECTION NOTICE

Hattie Ruth Smith
5462 Brookwood Ln
Richmond, CA 94803-3883

Property:
1011 PENNSYLVANIA AVE Apt A
RICHMOND, CA 94801-2342-

PropID:
Client ID: 6213

Dear Owner/Agent,

This letter is to inform you that your property at **1011 PENNSYLVANIA AVE Apt A RICHMOND, CA 94801-2342** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards install GFfi outlets, safety hazard	O
3.3	Bathroom/Electrical Hazards install Gffi outlet,safety hazard	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



1/16/2024

FAILED INSPECTION NOTICE

Hattie Ruth Smith
5462 Brookwood Ln
Richmond, CA 94803-3883

Property:
1001 PENNSYLVANIA AVE Apt D
RICHMOND, CA 94801-2342-

PropID:
Client ID: 6213

Dear Owner/Agent,

This letter is to inform you that your property at **1001 PENNSYLVANIA AVE Apt D RICHMOND, CA 94801-2342** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards install GFci outlet, safety hazard	O
2.10	Kitchen/Stove or Range with Oven 1. all burners must self-ignite 2. install grease screen on venthood fan	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



1/16/2024

FAILED INSPECTION NOTICE

May Ping Lam
18 Castillo St
18 Castillo St
San Francisco, CA 94134

Property:
619 19TH ST
RICHMOND, CA 94801-2819-

PropID:
Client ID: 14163

Dear Owner/Agent,

This letter is to inform you that your property at **619 19TH ST RICHMOND, CA 94801-2819** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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.

<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 wall heater inoperable, repair	O
2.3	Kitchen/Electrical Hazards install GFI outlet	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. install screen	O
2.5	Kitchen/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.	O



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Sincerely,

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Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Tiffany H Ren
1874 46Th Ave
San Francisco, CA 94122-3914

Property:
419 METRO WALK WAY
RICHMOND, CA 94801-3236-

PropID:
Client ID: 5482

Dear Owner/Agent,

This letter is to inform you that your property at **419 METRO WALK WAY RICHMOND, CA 94801-3236** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards 1. unit must have a working co detector on all three levels, common areas. install	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace deteriorating carpet on interior staircases. health and safety hazard	O

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Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Terrence G Tre Surles
Po Box 215
Albion, CA 95410

Property:
1312 MALLARD DR Apt #A
RICHMOND, CA 94801-4113-

PropID:
Client ID: 16460

Dear Owner/Agent,

This letter is to inform you that your property at **1312 MALLARD DR Apt #A RICHMOND, CA 94801-4113** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. 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 install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas	O

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Sincerely,

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Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5035 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5035 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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>
5.3	Secondary Rooms/Electrical Hazards light in garage not working as designed, repair	O

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Sincerely,

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Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5065 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5065 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

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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>
2.3	Kitchen/Electrical Hazards light fixture not working as designed,repair	O
2.10	Kitchen/Stove or Range with Oven 1. replace drip pans 2. top cover for microwave missing/broken, repair/replace	O
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling air intake vent full of dust, clean and replace air filter	O
3.3	Bathroom/Electrical Hazards right bedroom bathroom light inop,repair	O



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Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5085 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5085 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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>
2.12	Kitchen/Sink garbage disposal inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven microwave vent fan and light inoperable, repair/replace	O

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Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5113 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5113 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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>
3.3	Bathroom/Electrical Hazards install GFI outlets	O

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1/16/2024

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5117 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5117 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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>
1.3	Living Room/Electrical Hazards outlet upstairs hallway not working as designed, replace	O
4.3	Other Rooms/Electrical Hazards outlet not working as designed, repair	O
2.10	Kitchen/Stove or Range with Oven microwave vent fan light inop, repair	O
3.5	Bathroom/Window Condition downstairs bathroom window screen will not stay on, repair 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



1/16/2024

FAILED INSPECTION NOTICE

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,

City of Richmond
Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Randolyn J Hopkins
Lloyd Jung
1421 Arlington Blvd
El Cerrito, CA 94530

Property:
3416 FLEETWOOD DR
RICHMOND, CA 94803-

PropID:
Client ID: 16355

Dear Owner/Agent,

This letter is to inform you that your property at **3416 FLEETWOOD DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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>
5.4	Secondary Rooms/Other Potential Hazardous Features install co/smoke detector in basement/garage	O
7.4	Heating and Plumbing/Water Heater install proper HWH safety straps,	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Kirendeeep K Randhawa
3750 39Th Ave
Oakland, CA 94619

Property:
5450 LENORA RD
RICHMOND, CA 94803-

PropID:
Client ID: 13503

Dear Owner/Agent,

This letter is to inform you that your property at **5450 LENORA RD RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven venthood light inoperable, repair	O
2.5	Kitchen/Window Condition remove excessive black discoloration from window	T
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.3	Bathroom/Electrical Hazards 1. install GFi outlet hallway bathroom 2. replace rusting/deteriorating light fixture, hallway bath	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration. evidence of water damage	O
3.5	Bathroom/Window Condition remove black discoloration from window, master bathroom	T
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom floor deteriorating, repair/replace	T
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling install filter for HVAC air intake on hallway ceiling	O
3.13	Bathroom/Ventilation hallway bath ventilation fan inoperable	O



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Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Hattie Ruth Smith
5462 Brookwood Ln
Richmond, CA 94803-3883

Property:
3536 WALLER AVE
RICHMOND, CA 94804-3225-

PropID:
Client ID: 6213

Dear Owner/Agent,

This letter is to inform you that your property at **3536 WALLER AVE RICHMOND, CA 94804-3225** **failed** the Housing Quality Standards (HQS) inspection on 01/09/2024.

A re-inspection has been scheduled for 02/22/2024 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
3.3	Bathroom/Electrical Hazards install GFci outlet, safety hazard	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	O
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.	O
2.5	Kitchen/Window Condition install screen for ventilation	O
7.4	Heating and Plumbing/Water Heater install proper HWH safety straps	O



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