



2/1/2024

FAILED INSPECTION NOTICE

Luis & Sara Larios
792 Turquoise Dr
Hercules, CA 94547-1764

Property:
526 HARBOUR WAY
RICHMOND, CA 94801-2746-

PropID:
Client ID: 6972

Dear Owner/Agent,

This letter is to inform you that your property at **526 HARBOUR WAY RICHMOND, CA 94801-2746** **failed** the Housing Quality Standards (HQS) inspection on 01/16/2024.

A re-inspection has been scheduled for 02/26/2024 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>
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
8.10	General Health and Safety/Site and Neighborhood Conditions Exterior GFI outlet must be in working condition and have weather cover.	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



2/1/2024

FAILED INSPECTION NOTICE

John T Hayden
OHANKS MANAGEMENT
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
529 21ST ST Apt J
RICHMOND, CA 94801-3373-

PropID:
Client ID: 2952

Dear Owner/Agent,

This letter is to inform you that your property at **529 21ST ST Apt J RICHMOND, CA 94801-3373** failed the Housing Quality Standards (HQS) inspection on 01/16/2024.

A re-inspection has been scheduled for 02/26/2024 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
1.6	Living Room/Ceiling Condition cracking on ceiling, repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet seat worn/deteriorating, replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit backsplash for sink deteriorating, replace	O
3.12	Bathroom/Tub or Shower 1. recaulk around and inside tub/shower enclosure 2. replace deteriorating shower enclosure , holes, buckled	O
3.3	Bathroom/Electrical Hazards install GFfi outlet	O
3.5	Bathroom/Window Condition window sill deteriorating, repair	O
3.6	Bathroom/Ceiling Condition remove discoloration	O
3.7	Bathroom/Wall Condition remove black discoloration	O



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Residential Rental Inspections Program



2/1/2024

FAILED INSPECTION NOTICE

Frank J Lo Tre Lopreste
2536 Frankfort St
San Diego, CA 92110

Property:
3301 ESMOND AVE
RICHMOND, CA 94805-

PropID:
Client ID: 17554

Dear Owner/Agent,

This letter is to inform you that your property at **3301 ESMOND AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 01/16/2024.

A re-inspection has been scheduled for 02/26/2024 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>
2.10	Kitchen/Stove or Range with Oven venthood light inoperable, repair	O
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.	O
2.3	Kitchen/Electrical Hazards install GFI outlets, safety hazard	O



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Sincerely,

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Residential Rental Inspections Program



2/1/2024

FAILED INSPECTION NOTICE

Karen Mary Sumner
347 Perkins St
Oakland, CA 94610

Property:
671 34TH ST
RICHMOND, CA 94805-1751-

PropID:
Client ID: 7251

Dear Owner/Agent,

This letter is to inform you that your property at **671 34TH ST RICHMOND, CA 94805-1751** failed the Housing Quality Standards (HQS) inspection on 01/16/2024.

A re-inspection has been scheduled for 02/26/2024 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 GFa outlet, safety hazard	O
2.6	Kitchen/Ceiling Condition repair cracking on ceiling	O
1.6	Living Room/Ceiling Condition repair cracking on ceiling	O
2.3	Kitchen/Electrical Hazards install GFI outlet, safety hazard	O
6.4	Building Exterior/Condition of Exterior Surfaces windows excessive peeling paint, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut/remove excessive overgrowing vegetation growing onto house	O



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