



2/1/2024

**FAILED INSPECTION NOTICE**

David & Gloria Chung  
1955 Currant Way  
Santa Rosa, CA 95404

Property:  
234 16TH ST Apt 3  
RICHMOND, CA 94801-3206-

PropID:  
Client ID: 3371

Dear Owner/Agent,

This letter is to inform you that your property at **234 16TH ST Apt 3 RICHMOND, CA 94801-3206** failed the Housing Quality Standards (HQS) inspection on 01/18/2024.

**A re-inspection has been scheduled for 02/29/2024 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>
2.10	Kitchen/Stove or Range with Oven	O
	1. Oven not working.	
	2. All eyes on stove not igniting on their own.	
	3. Fan and stove light inoperable.	
3.5	Bathroom/Window Condition	O
	1. Bathroom window need to be sealed properly.	
	2. Mold and build up on window.	
1.7	Living Room/Wall Condition	O
	1. Wall deteriorating around the heater.	
7.2	Heating and Plumbing/Safety of Heating Equipment	O
	1. Heater inoperable.	
4.5	Other Rooms/Window Condition	O
	1. Right window has mold build up.	
1.4	Living Room/Security	O
	1. Front door seal is deteriorating.	



2/1/2024

## **FAILED INSPECTION NOTICE**

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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**

Phiroze M & Nargish P Irani  
3308 Lawrence Dr  
Naperville, IL 60564-4108

Property:  
1526 SOLITUDE LN  
RICHMOND, CA 94803-2616-

PropID:  
Client ID: 10393

Dear Owner/Agent,

This letter is to inform you that your property at **1526 SOLITUDE LN RICHMOND, CA 94803-2616** **failed** the Housing Quality Standards (HQS) inspection on 01/18/2024.

**A re-inspection has been scheduled for 03/01/2024 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>
3.3	Bathroom/Electrical Hazards 1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.	O

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Residential Rental Inspections Program



2/1/2024

**FAILED INSPECTION NOTICE**

George E & Lorraine Mahley  
Ohanks Management  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
647 KERN ST  
RICHMOND, CA 94805-1913-

PropID:  
Client ID: 12161

Dear Owner/Agent,

This letter is to inform you that your property at **647 KERN ST RICHMOND, CA 94805-1913** failed the Housing Quality Standards (HQS) inspection on 01/18/2024.

**A re-inspection has been scheduled for 02/29/2024 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>
3.12	Bathroom/Tub or Shower	O
	1. 1/18/24 - has not been replaced or repaired.	

hot water knob leaking, hallway bath, repair

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Residential Rental Inspections Program



2/1/2024

**FAILED INSPECTION NOTICE**

Ardelle L Hester  
6828 Del Monte Ave  
Richmond, CA 94805-2047

Property:  
540 38TH ST  
RICHMOND, CA 94805-2202-

PropID:  
Client ID: 10335

Dear Owner/Agent,

This letter is to inform you that your property at **540 38TH ST RICHMOND, CA 94805-2202** failed the Housing Quality Standards (HQS) inspection on 01/18/2024.

**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>
2.12	Kitchen/Sink 1. Water damage underneath sink. 2. GFI need to be installed.	O
1.4	Living Room/Security 1. Common- back door is deteriorating, need to be replaced.	O

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Residential Rental Inspections Program



2/1/2024

## FAILED INSPECTION NOTICE

Segem Llc  
New Way Management Services Inc  
825 Cumberland Street  
Pittsburg, CA 94565

Property:  
721 PAYNE CT  
RICHMOND, CA 94806-

PropID:  
Client ID: 19089

Dear Owner/Agent,

This letter is to inform you that your property at **721 PAYNE CT RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 01/18/2024.

**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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
8.10	General Health and Safety/Site and Neighborhood Conditions 1. 1/18/24 flooding in yard. Fix yard drain.  1. cut overgrown vegetation in back and side yards  2. evidence of yard flooding, fix yard drainage. health and safety hazard	O

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