



1/30/2025

FAILED INSPECTION NOTICE

Three Steps Properties Llc
4020 Broadway
Oakland, CA 94611

Property:
5306 BAYVIEW AVE Apt C
RICHMOND, CA 94804-4955-

PropID:
Client ID: 15713

Dear Owner/Agent,

This letter is to inform you that your property at **5306 BAYVIEW AVE Apt C RICHMOND, CA 94804-4955** failed the Housing Quality Standards (HQS) inspection on 01/21/2025.

A re-inspection has been scheduled for 02/25/2025 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>
4.5	Other Rooms/Window Condition Cracked window frame on left side of window.	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



1/30/2025

FAILED INSPECTION NOTICE

Fai Lee Raymond Kam
419 Fieldstone Dr
Richmond, CA 94806

Property:
1524 OSCAR ST
RICHMOND, CA 94804-5119-

PropID:
Client ID: 16153

Dear Owner/Agent,

This letter is to inform you that your property at **1524 OSCAR ST RICHMOND, CA 94804-5119** failed the Housing Quality Standards (HQS) inspection on 01/21/2025.

A re-inspection has been scheduled for 02/25/2025 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 No working Smoke detector or CO	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



1/30/2025

FAILED INSPECTION NOTICE

Saleh & Angelica S Omran
728 Ramona Ave
Albany, CA 94706-1818

Property:
5515 VAN FLEET AVE
RICHMOND, CA 94804-5929-

PropID:
Client ID: 6834

Dear Owner/Agent,

This letter is to inform you that your property at **5515 VAN FLEET AVE RICHMOND, CA 94804-5929** **failed** the Housing Quality Standards (HQS) inspection on 01/21/2025.

A re-inspection has been scheduled for 02/25/2025 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>
8.7	General Health and Safety/Other Interior Hazards non working smoke detector in common area	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



1/30/2025

FAILED INSPECTION NOTICE

Saleh & Angelica S Omran
728 Ramona Ave
Albany, CA 94706-1818

Property:
5507 VAN FLEET AVE
RICHMOND, CA 94804-5929-

PropID:
Client ID: 6834

Dear Owner/Agent,

This letter is to inform you that your property at **5507 VAN FLEET AVE RICHMOND, CA 94804-5929** **failed** the Housing Quality Standards (HQS) inspection on 01/21/2025.

A re-inspection has been scheduled for 02/25/2025 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>
8.7	General Health and Safety/Other Interior Hazards no smoke detector or CO in common area or lower level	O
1.5	Living Room/Window Condition Broken window lock on front living room window.	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,

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Residential Rental Inspections Program



1/30/2025

FAILED INSPECTION NOTICE

John B & Polly C Armstrong
6 Alvarado Rd
Berkeley, CA 94705-1509

Property:
51 MARINA LAKES
RICHMOND, CA 94804-7448-

PropID:
Client ID: 2139

Dear Owner/Agent,

This letter is to inform you that your property at **51 MARINA LAKES RICHMOND, CA 94804-7448** **failed** the Housing Quality Standards (HQS) inspection on 01/21/2025.

A re-inspection has been scheduled for 02/25/2025 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 low water pressure	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater is not working	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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