



1/30/2025

**FAILED INSPECTION NOTICE**

David & Jody Kagan  
10449 Cheviot Dr  
Los Angeles, CA 90064-4444

Property:  
1528 MONTEREY ST  
RICHMOND, CA 94804-

PropID:  
Client ID: 14911

Dear Owner/Agent,

This letter is to inform you that your property at **1528 MONTEREY ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/24/2025.

**A re-inspection has been scheduled for 02/28/2025 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>
1.3	Living Room/Electrical Hazards Living room outlets have open grounds, repair or convert to two prong receptacles	O
2.3	Kitchen/Electrical Hazards GFI receptacle left of sink has hot/neutral reverse, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Install smoke detector on second level common area  Install smoke detector on lower level	O



1/30/2025

**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



1/30/2025

**FAILED INSPECTION NOTICE**

Kao Seng & Muang V Saechao  
878 37Th St  
Richmond, CA 94805-1716

Property:  
878 37TH ST  
RICHMOND, CA 94805-1716-

PropID:  
Client ID: 10895

Dear Owner/Agent,

This letter is to inform you that your property at **878 37TH ST RICHMOND, CA 94805-1716** failed the Housing Quality Standards (HQS) inspection on 01/24/2025.

**A re-inspection has been scheduled for 02/28/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces Peeling paint on rear of unit and side, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Thermostat damaged, heater inoperable. Repair	O
2.7	Kitchen/Wall Condition Repair peeling paint on walls	O
2.10	Kitchen/Stove or Range with Oven Microwave/ range hood inoperable. Repair, replace or remove.	O
TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD		
2.13	Kitchen/Space for Storage, Prep and Serving Cabinets have discoloration that needs to be addressed, repair	O
3.7	Bathroom/Wall Condition Repair peeling paint on walls above sink in basement bathroom	O



1/30/2025

**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