



1/30/2025

FAILED INSPECTION NOTICE

Brenda J McGaffie
785 Yuba St
Richmond, CA 94805-1568

Property:
2818 BISSELL AVE
RICHMOND, CA 94804-1908-

PropID:
Client ID: 6958

Dear Owner/Agent,

This letter is to inform you that your property at **2818 BISSELL AVE RICHMOND, CA 94804-1908** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2025.

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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base. repair or replace	O
4.10	Other Rooms/Smoke Detectors replace non working smoke detector.	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