



4/5/2022

**FAILED INSPECTION NOTICE**

Suheir M Khalaf  
10 Parkview Terr  
San Pablo, CA 94806-4164

Property:  
1727 DUNN AVE  
RICHMOND, CA 94801-2441-

PropID:  
Client ID: 1019

Dear Owner/Agent,

This letter is to inform you that your property at **1727 DUNN AVE RICHMOND, CA 94801-2441** failed the Housing Quality Standards (HQS) inspection on 02/01/2022.

**A re-inspection has been scheduled for 05/02/2022 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 Repair inoperable range burners	O
3.12	Bathroom/Tub or Shower Re-glaze tub - cut hazard	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breaker (garage)	O



4/5/2022

## 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 "tenant" responsible points will be added to the owner's total.

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



4/5/2022

## FAILED INSPECTION NOTICE

Lance D & Roberta Becker  
2427 Western Oaks Dr  
Redding, CA 96002-5117

Property:  
1917 NEVIN AVE  
RICHMOND, CA 94801-3244-

PropID:  
Client ID: 3784

Dear Owner/Agent,

This letter is to inform you that your property at **1917 NEVIN AVE RICHMOND, CA 94801-3244** failed the Housing Quality Standards (HQS) inspection on 02/01/2022.

**A re-inspection has been scheduled for 05/02/2022 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.4	Bathroom/Security Remove keyed lock from interior door	O
4.4	Other Rooms/Security Remove keyed lock from interior door	O
4.7	Other Rooms/Wall Condition Investigate and remove black organic substance (closet)	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair inoperable heating unit	O



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Residential Rental Inspections Program



4/5/2022

**FAILED INSPECTION NOTICE**

Matthew Oppegaard  
78 Novato St #12  
San Rafael, CA 94901-4692

Property:  
23 2ND ST  
RICHMOND, CA 94801-3444-

PropID:  
Client ID: 4715

Dear Owner/Agent,

This letter is to inform you that your property at **23 2ND ST RICHMOND, CA 94801-3444** failed the Housing Quality Standards (HQS) inspection on 02/01/2022.

**A re-inspection has been scheduled for 05/02/2022 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure loose sink faucet	O
4.4	Other Rooms/Security Remove keyed locks from interior doors	O
5.2	Secondary Rooms/Security Repair inoperable deadbolt lock (laundry room)	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair damaged rotted wood in rear deck and back stairs	O
8.6	General Health and Safety/Interior Stairs and Common Halls Repair damaged buckling floor at entrance	O
8.4	General Health and Safety/Garbage and Debris New Fail: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring inside the unit, in common areas, or outside must be removed.	O



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Residential Rental Inspections Program



4/5/2022

**FAILED INSPECTION NOTICE**

Jerry S Fowler  
955 Kilkenny Way  
Pinole, CA 94564-2715

Property:  
2349 GARVIN AVE  
RICHMOND, CA 94804-1344-

PropID:  
Client ID: 5725

Dear Owner/Agent,

This letter is to inform you that your property at **2349 GARVIN AVE RICHMOND, CA 94804-1344** failed the Housing Quality Standards (HQS) inspection on 02/01/2022.

**A re-inspection has been scheduled for 05/03/2022 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>
2.8	Kitchen/Floor Condition Repair damaged kitchen floor tiles	O
2.10	Kitchen/Stove or Range with Oven Repair inoperable range burners	O
2.13	Kitchen/Space for Storage, Prep and Serving Repair damaged cabinet drawer	O
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance	O
4.4	Other Rooms/Security Remove keyed locks from interior doors (all bedrooms)	O
1.5	Living Room/Window Condition Replace cracked window pane	O
4.5	Other Rooms/Window Condition Replace cracked window pane	O
3.3	Bathroom/Electrical Hazards Outlets near open-water source must be GFI - replace	O
6.1	Building Exterior/Condition of Foundation Replace missing foundation vent covers; Install dryer vent cover	O



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Residential Rental Inspections Program





4/5/2022

**FAILED INSPECTION NOTICE**

Jerry S Fowler  
955 Kilkenny Way  
Pinole, CA 94564-2715

Property:  
2347 GARVIN AVE  
RICHMOND, CA 94804-1344-

PropID:  
Client ID: 5725

Dear Owner/Agent,

This letter is to inform you that your property at **2347 GARVIN AVE RICHMOND, CA 94804-1344** failed the Housing Quality Standards (HQS) inspection on 02/01/2022.

**A re-inspection has been scheduled for 05/03/2022 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>
3.5	Bathroom/Window Condition Replace cracked window pane	O

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Residential Rental Inspections Program



4/5/2022

**FAILED INSPECTION NOTICE**

Leland L & Tracy E Turner  
5717 Oliver Ct  
El Sobrante, CA 94803

Property:  
5835 ALAMEDA AVE Apt 2  
RICHMOND, CA 94804-4844-

PropID:  
Client ID: 15243

Dear Owner/Agent,

This letter is to inform you that your property at **5835 ALAMEDA AVE Apt 2 RICHMOND, CA 94804-4844** failed the Housing Quality Standards (HQS) inspection on 02/01/2022.

**A re-inspection has been scheduled for 05/03/2022 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.6	Kitchen/Ceiling Condition Investigate and repair leak; repair water damaged area	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure loose sink faucet - 1st floor	O
3.12	Bathroom/Tub or Shower Re-glaze tub area - cut hazard	O

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