



4/5/2022

**FAILED INSPECTION NOTICE**

David A Sneider  
K & S Company Inc.  
1035 San Pablo Ave Suite 12  
Albany, CA 94706

Property:  
117 TEWKSBURY AVE Apt 1  
RICHMOND, CA 94801-3867-

PropID:  
Client ID: 15248

Dear Owner/Agent,

This letter is to inform you that your property at **117 TEWKSBURY AVE Apt 1 RICHMOND, CA 94801-3867** failed the Housing Quality Standards (HQS) inspection on 02/15/2022.

**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>
4.5	Other Rooms/Window Condition Investigate and remove black organic substance in window and sill (All bedrooms)	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 "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**

David A Sneider  
K & S Company Inc.  
1035 San Pablo Ave Suite 12  
Albany, CA 94706

Property:  
117 TEWKSBURY AVE Apt 4  
RICHMOND, CA 94801-3867-

PropID:  
Client ID: 15248

Dear Owner/Agent,

This letter is to inform you that your property at **117 TEWKSBURY AVE Apt 4 RICHMOND, CA 94801-3867** failed the Housing Quality Standards (HQS) inspection on 02/15/2022.

**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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair toilet to flush properly	O

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

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/5/2022

**FAILED INSPECTION NOTICE**

David A Sneider  
K & S Company Inc.  
1035 San Pablo Ave Suite 12  
Albany, CA 94706

Property:  
121 TEWKSBURY AVE Apt 9  
RICHMOND, CA 94801-3867-

PropID:  
Client ID: 15248

Dear Owner/Agent,

This letter is to inform you that your property at **121 TEWKSBURY AVE Apt 9 RICHMOND, CA 94801-3867** failed the Housing Quality Standards (HQS) inspection on 02/15/2022.

**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>
2.12	Kitchen/Sink Replace damaged faucet control knob	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 "tenant" responsible points will be added to the owner's total.

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Sincerely,

City of Richmond  
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