



4/18/2022

**FAILED INSPECTION NOTICE**

Jra Llc  
1174 Silver Maple Ln  
Hayward, CA 94544

Property:  
2409 VIRGINIA AVE  
RICHMOND, CA 94804-2853-

PropID:  
Client ID: 15405

Dear Owner/Agent,

This letter is to inform you that your property at **2409 VIRGINIA AVE RICHMOND, CA 94804-2853** **failed** the Housing Quality Standards (HQS) inspection on 02/28/2022.

**A re-inspection has been scheduled for 05/20/2022 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>
2.7	Kitchen/Wall Condition investigate and remove black substance	O
2.11	Kitchen/Refrigerator replace damaged gasket	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.	O
3.8	Bathroom/Floor Condition replace cracked tiles	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Recaulk around backsplash	O
3.7	Bathroom/Wall Condition Investigate and remove black substance	O
4.7	Other Rooms/Wall Condition Repair wall hole.	O



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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