



2/13/2023

FAILED INSPECTION NOTICE

Mark E & Katie D Lederer
1324 Pelican Way
Richmond, CA 94804-1712

Property:
2900 BARRETT AVE
RICHMOND, CA 94804-1712-

PropID:
Client ID: 4346

Dear Owner/Agent,

This letter is to inform you that your property at **2900 BARRETT AVE RICHMOND, CA 94804-1712** **failed** the Housing Quality Standards (HQS) inspection on 02/06/2023.

A re-inspection has been scheduled for 03/14/2023 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>
2.3	Kitchen/Electrical Hazards repair/replace - all open ground outlets through out kitchenall outlets should be checked	O
4.3	Other Rooms/Electrical Hazards repair/replace - all bed rooms open ground outlet all outlets should be checked	O
3.12	Bathroom/Tub or Shower repair/replace - check low water pressure when shower is activated to hot setting	O



2/13/2023

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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



2/13/2023

FAILED INSPECTION NOTICE

Ming & Hedi Li
800 Galvin Dr
El Cerrito, CA 94530-3004

Property:
118 S 21ST ST
RICHMOND, CA 94804-2715-

PropID:
Client ID: 8763

Dear Owner/Agent,

This letter is to inform you that your property at **118 S 21ST ST RICHMOND, CA 94804-2715** failed the Housing Quality Standards (HQS) inspection on 02/06/2023.

A re-inspection has been scheduled for 03/14/2023 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>
4.10	Other Rooms/Smoke Detectors repair/replace smoke detector inoperable all bedrooms (X3)	O
8.6	General Health and Safety/Interior Stairs and Common Halls Co2 detector Inop (hallway)	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/ toilet not fully secured to flooring	O
3.7	Bathroom/Wall Condition repair/ water damaged wall with small hole (between toilet&tub/masterbath)	O
3.12	Bathroom/Tub or Shower remove old deteriorating caulking then re-caulk (master bath)	O



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Sincerely,

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Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Jl Homeland Development Group
805 Sierra Pt Rd
Brisbane, CA 94005

Property:
700 S 41ST ST
RICHMOND, CA 94804-4304-

PropID:
Client ID: 10041

Dear Owner/Agent,

This letter is to inform you that your property at **700 S 41ST ST RICHMOND, CA 94804-4304** failed the Housing Quality Standards (HQS) inspection on 02/06/2023.

A re-inspection has been scheduled for 03/14/2023 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 repair/sink slow drain (master)	O
2.12	Kitchen/Sink repair/garbage disposal inoperable	O
3.12	Bathroom/Tub or Shower repair/replace- tub top surface layer discolored with cracks (master)	O
4.10	Other Rooms/Smoke Detectors repair/replace- smoke detector missing X3 bedrooms	O
8.6	General Health and Safety/Interior Stairs and Common Halls smoke detector inop/ (hallway)	O



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Sincerely,

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Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Christopher & Deborah Paterson
611 Murray Ln
Lafayette, CA 94549-5416

Property:
5511 HUNTINGTON AVE
RICHMOND, CA 94804-5503-

PropID:
Client ID: 6494

Dear Owner/Agent,

This letter is to inform you that your property at **5511 HUNTINGTON AVE RICHMOND, CA 94804-5503** failed the Housing Quality Standards (HQS) inspection on 02/06/2023.

A re-inspection has been scheduled for 03/14/2023 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>
1.3	Living Room/Electrical Hazards repair/replace- open ground outlet	O
2.3	Kitchen/Electrical Hazards repair/replace- open ground outlet X2	O
4.6	Other Rooms/Celing Condition repaint/ large cracked ceiling (right)	O
3.6	Bathroom/Ceiling Condition repair/large cracked ceiling	O



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Sincerely,

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Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Andre & Marion Chabot
1401 Walnut St Apt 2D
Berkeley, CA 94709

Property:
5808 HUNTINGTON AVE
RICHMOND, CA 94804-5510-

PropID:
Client ID: 6921

Dear Owner/Agent,

This letter is to inform you that your property at **5808 HUNTINGTON AVE RICHMOND, CA 94804-5510** failed the Housing Quality Standards (HQS) inspection on 02/06/2023.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.6	Bathroom/Ceiling Condition repair/replace - black organic substance build up	O
3.7	Bathroom/Wall Condition repair/replace - black organic substance build up	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit remove old deterioration discolored caulking at bottom of toilet base	O
3.12	Bathroom/Tub or Shower repair/replace- black organic substance build up on shower doors and shower rack posing health hazard Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface) remove old deteriorating caulking in side shower unit then re-caulk	O



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Sincerely,

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Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Ethert M Taylor
6312 Pebble Beach Dr
Vallejo, CA 94591-6320

Property:
5733 SANTA CRUZ AVE
RICHMOND, CA 94804-5544-

PropID:
Client ID: 6621

Dear Owner/Agent,

This letter is to inform you that your property at **5733 SANTA CRUZ AVE RICHMOND, CA 94804-5544** **failed** the Housing Quality Standards (HQS) inspection on 02/06/2023.

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<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 not fully secured to flooring (hall)	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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Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Andre & Marion Chabot
1401 Walnut St Apt 2D
Berkeley, CA 94709

Property:
5911 SACRAMENTO AVE
RICHMOND, CA 94804-5611-

PropID:
Client ID: 6921

Dear Owner/Agent,

This letter is to inform you that your property at **5911 SACRAMENTO AVE RICHMOND, CA 94804-5611** failed the Housing Quality Standards (HQS) inspection on 02/06/2023.

A re-inspection has been scheduled for 03/14/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/ toilet not fully secured to flooring (hall)	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit repair/ faucet handle unsecured (hall) repair/sink slow drain (hall)	O
4.10	Other Rooms/Smoke Detectors replace/ smoke detector missing X2 bed (right&left)	O
3.6	Bathroom/Ceiling Condition repair/ ceiling peeling paint large chunks of paint (hall)	O



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Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Allen W Burton
Castle Rock Realty
966 San Pablo Ave
Albany, CA 94706

Property:
91 BAYSIDE CT
RICHMOND, CA 94804-7445-

PropID:
Client ID: 7239

Dear Owner/Agent,

This letter is to inform you that your property at **91 BAYSIDE CT RICHMOND, CA 94804-7445** failed the Housing Quality Standards (HQS) inspection on 02/06/2023.

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<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/replace - microwave inoperable repair/replace hood range inoperable	O
1.3	Living Room/Electrical Hazards repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)	O
2.1	Kitchen/Kitchen Area Present repiar/replace- all outlets throughout kitchen very loose unable to hold prongs (check alll outlets)	O
3.12	Bathroom/Tub or Shower replace/ tub diverter not working as designed	O



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2/13/2023

FAILED INSPECTION NOTICE

Shaoping Li
5309 Pembroke Way
San Ramon, CA 94582-5933

Property:
169 MARINA LAKES DR
RICHMOND, CA 94804-7453-

PropID:
Client ID: 2770

Dear Owner/Agent,

This letter is to inform you that your property at **169 MARINA LAKES DR RICHMOND, CA 94804-7453** failed the Housing Quality Standards (HQS) inspection on 02/06/2023.

A re-inspection has been scheduled for 03/14/2023 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>
3.3	Bathroom/Electrical Hazards repair/replace gfci outlet wont retest	O

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