



2/13/2023

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
504 SANFORD AVE
RICHMOND, CA 94801-1918-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **504 SANFORD AVE RICHMOND, CA 94801-1918** **failed** the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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>
7.2	Heating and Plumbing/Safety of Heating Equipment repair or replace/ wall heater cover not properly secured remove tape posing safety hazard	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater/ inoperable	O
3.12	Bathroom/Tub or Shower repair or replace/ top surface layer chipped & deteriorating (hall)	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/ toilet not properly secured to flooring (hall)	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit remove old deteriorating caulking then re-caulk (hallway back splash)	O
4.3	Other Rooms/Electrical Hazards repair or replace/ open ground (center wall outlet) LEFT	O



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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

Reed B Robertson
Po Box 936
Orinda, CA 94563

Property:
707 ALAMO AVE
RICHMOND, CA 94801-2137-

PropID:
Client ID: 8098

Dear Owner/Agent,

This letter is to inform you that your property at **707 ALAMO AVE RICHMOND, CA 94801-2137** failed the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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.



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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 light / inoperable	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not properly secured to flooring	O
3.8	Bathroom/Floor Condition repair or replace/ water damaged baseboards	O
2.10	Kitchen/Stove or Range with Oven all burners must self ignite	O
2.12	Kitchen/Sink repair or replace/ sub flooring and wall underneath sink warped with black organic substance	O
8.7	General Health and Safety/Other Interior Hazards repair or replace/ circuit box breaker tripped	O
4.6	Other Rooms/Celing Condition repair or replace/ black organic substance posing health hazard (center bedroom)	O
4.7	Other Rooms/Wall Condition repair/ large hole in wall (right bed)	O
8.6	General Health and Safety/Interior Stairs and Common Halls co2 smoke detector combo INOP/hallway	O
2.3	Kitchen/Electrical Hazards unable to check power due to circuit breaker box tripped (JW)	
2.4	Kitchen/Security repair or replace/ damage cabinets and drawers	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
612 PENNSYLVANIA AVE
RICHMOND, CA 94801-2260-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **612 PENNSYLVANIA AVE RICHMOND, CA 94801-2260** failed the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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>
3.12	Bathroom/Tub or Shower replace/ tub diverter not working as designed (hall)	O
2.3	Kitchen/Electrical Hazards outlet inop(next to stove)	O
6.4	Building Exterior/Condition of Exterior Surfaces repair or replace/ backyard crawl space door damaged: access for pest/rodents	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
2036 DUNN AVE
RICHMOND, CA 94801-2529-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **2036 DUNN AVE RICHMOND, CA 94801-2529** failed the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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>
3.12	Bathroom/Tub or Shower repair/shoer spout pulling fron wall when pulling tub diverter	O
4.10	Other Rooms/Smoke Detectors remove key locked entry (front left)	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Da Du Yong
3821 Clinton Ave
Richmond, CA 94805

Property:
115 MARINA WAY
RICHMOND, CA 94801-3503-

PropID:
Client ID: 9041

Dear Owner/Agent,

This letter is to inform you that your property at **115 MARINA WAY RICHMOND, CA 94801-3503** failed the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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>
8.1	General Health and Safety/Access to Unit front door metal gate has large hole posing safety/cutting hazard (repair or replace)	O
3.3	Bathroom/Electrical Hazards open ground outlet gfci (hallway)	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Charlotte L Mccaffrey
852 Shevlin Dr
El Cerrito, CA 94530-3051

Property:
645 36TH ST
RICHMOND, CA 94805-1755-

PropID:
Client ID: 7140

Dear Owner/Agent,

This letter is to inform you that your property at **645 36TH ST RICHMOND, CA 94805-1755** failed the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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>
2.12	Kitchen/Sink repsar or replace garbage disposal inoperable	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Da Du Yong
3821 Clinton Ave
Richmond, CA 94805

Property:
129 37TH ST
RICHMOND, CA 94805-2104-

PropID:
Client ID: 9041

Dear Owner/Agent,

This letter is to inform you that your property at **129 37TH ST RICHMOND, CA 94805-2104** failed the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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>
3.4	Bathroom/Security repair or replace/ damaged warped door (hall)	O
3.12	Bathroom/Tub or Shower repair/ toilet not properly secured to flooring (hall)	O
4.3	Other Rooms/Electrical Hazards repair or replace/ open ground outlet (rear left bed)	O
8.6	General Health and Safety/Interior Stairs and Common Halls repair or replace/ open ground outlet(in front of rear left bedroom)	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Marco V & Christine A Gonzales
512 Seacliff Pl
Richmond, CA 94801-4124

Property:
420 34TH ST
RICHMOND, CA 94805-2117-

PropID:
Client ID: 6395

Dear Owner/Agent,

This letter is to inform you that your property at **420 34TH ST RICHMOND, CA 94805-2117** failed the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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>
2.3	Kitchen/Electrical Hazards open ground outlet (left side gfci)	O
4.3	Other Rooms/Electrical Hazards outlet not properly secured to wall (right bedroom behind bed)	O
3.12	Bathroom/Tub or Shower repair/black organic substance on wall, ceilings and inside shower unit	O
8.7	General Health and Safety/Other Interior Hazards missing smoke detector (hallway)	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
4512 MC GLOTHEN WAY
RICHMOND, CA 94806-1816-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **4512 MC GLOTHEN WAY RICHMOND, CA 94806-1816** failed the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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>
2.12	Kitchen/Sink garbage disposal inoperable(leaking water)	O
1.3	Living Room/Electrical Hazards open ground outlet (1st plug right side)	O
3.3	Bathroom/Electrical Hazards open round outlet/repair	O
4.3	Other Rooms/Electrical Hazards repair or replace/ open ground outlet (right)	O
8.7	General Health and Safety/Other Interior Hazards all outlets should be checked in unit unable to check every outlet due to items in home (jw)	O



2/13/2023

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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/13/2023

FAILED INSPECTION NOTICE

Theresa M Clincy
Po Box 6914
San Pablo, CA 94801-2598

Property:
1334 HAYES ST
RICHMOND, CA 94806-4806-

PropID:
Client ID: 16541

Dear Owner/Agent,

This letter is to inform you that your property at **1334 HAYES ST RICHMOND, CA 94806-4806** failed the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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>
4.10	Other Rooms/Smoke Detectors smoke detector missing X2 bedrooms	O
4.4	Other Rooms/Security remove key locked entry (rightbed)	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



2/13/2023

FAILED INSPECTION NOTICE

Guardian / Kw Hilltop Llc
3400 Richmond Parkway
Richmond, CA 94806

Property:
3400 RICHMOND PARKWAY Apt #820
RICHMOND, CA 94806-5207-

PropID:
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #820 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/07/2023.

A re-inspection has been scheduled for 03/13/2023 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>
1.6	Living Room/Ceiling Condition repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard	O
4.5	Other Rooms/Window Condition repair or replace/ window has excessive black organic substance on window seal	O
8.1	General Health and Safety/Access to Unit repair/ replace/ air breeze coming through front door weather stripping	O



2/13/2023

FAILED INSPECTION NOTICE

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