



2/13/2023

FAILED INSPECTION NOTICE

Miguel Gonzalez
27787 Baldwin St
Hayward, CA 94544-5261

Property:
681 6TH ST
RICHMOND, CA 94801-2672-

PropID:
Client ID: 10247

Dear Owner/Agent,

This letter is to inform you that your property at **681 6TH ST RICHMOND, CA 94801-2672** failed the Housing Quality Standards (HQS) inspection on 02/09/2023.

A re-inspection has been scheduled for 03/13/2023 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>
3.6	Bathroom/Ceiling Condition repair/ black organic substance on walls & ceiling (hall)	O
3.12	Bathroom/Tub or Shower repair or replace/ water damaged wall in side shower unit (hall)	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 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

James S & Sharon J Burns
1525 Solitude Ln
Richmond, CA 94803-2615

Property:
1514 SOLITUDE LN
RICHMOND, CA 94803-2616-

PropID:
Client ID: 9938

Dear Owner/Agent,

This letter is to inform you that your property at **1514 SOLITUDE LN RICHMOND, CA 94803-2616** **failed** the Housing Quality Standards (HQS) inspection on 02/09/2023.

A re-inspection has been scheduled for 03/13/2023 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>
2.10	Kitchen/Stove or Range with Oven repair or replace/ back left & right burner inoperable (E)	O
	repair or replace/ indicator light inoperable no light when activated	
3.12	Bathroom/Tub or Shower replace/tub diverter not working as designed (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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2/13/2023

FAILED INSPECTION NOTICE

Kathy Shima
5600 Poinsett Ave
El Cerrito, CA 94530-1452

Property:
2370 LOWELL AVE
RICHMOND, CA 94804-1036-

PropID:
Client ID: 6282

Dear Owner/Agent,

This letter is to inform you that your property at **2370 LOWELL AVE RICHMOND, CA 94804-1036** **failed** the Housing Quality Standards (HQS) inspection on 02/09/2023.

A re-inspection has been scheduled for 03/13/2023 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>
3.12	Bathroom/Tub or Shower replace tub diverter not working as designed (hall) remove old deteriorating caulking then re-caulk (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

Bobbie & Margaret Knowles
401 Angelina Way
Vallejo, CA 94589-3233

Property:
3121 ESMOND AVE
RICHMOND, CA 94804-1319-

PropID:
Client ID: 5378

Dear Owner/Agent,

This letter is to inform you that your property at **3121 ESMOND AVE RICHMOND, CA 94804-1319** **failed** the Housing Quality Standards (HQS) inspection on 02/09/2023.

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>
3.3	Bathroom/Electrical Hazards repair or replace/ open ground outlet	O
4.3	Other Rooms/Electrical Hazards open ground outlet X2/left bed	O
2.3	Kitchen/Electrical Hazards repair or replace/ open ground outlet X2 (next to stove & door)	O
8.2	General Health and Safety/Exits repair or replace/open ground outlet (next to patio door inside unit)	O
1.3	Living Room/Electrical Hazards repair or replace/ open ground outlet X2	O



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2/13/2023

FAILED INSPECTION NOTICE

Jose Rogelio Lepe
21865 Baywood Ave
Castro Valley, CA 94546-6943

Property:
605 PHANOR DR
RICHMOND, CA 94806-1768-

PropID:
Client ID: 10519

Dear Owner/Agent,

This letter is to inform you that your property at **605 PHANOR DR RICHMOND, CA 94806-1768** failed the Housing Quality Standards (HQS) inspection on 02/09/2023.

A re-inspection has been scheduled for 03/13/2023 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>
8.1	General Health and Safety/Access to Unit repair or replace/ front door metal gate with large hole posing cutting hazard	O
4.4	Other Rooms/Security remove key locked entry X3 bedrooms	O
8.10	General Health and Safety/Site and Neighborhood Conditions repair or replace/ backyard metal gate leaning and not secured;posing safety hazard	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.

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