



2/28/2023

**FAILED INSPECTION NOTICE**

Tobias Kahan  
Po Box 6127  
Concord, CA 94524

Property:  
143 1ST ST  
RICHMOND, CA 94801-3440-

PropID:  
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **143 1ST ST RICHMOND, CA 94801-3440** failed the Housing Quality Standards (HQS) inspection on 02/14/2023.

**A re-inspection has been scheduled for 03/23/2023 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>
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated. replace	O
2.10	Kitchen/Stove or Range with Oven all burners must self ignite	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



2/28/2023

**FAILED INSPECTION NOTICE**

Tobias Kahan  
Po Box 6127  
Concord, CA 94524

Property:  
137 4TH ST Apt A  
RICHMOND, CA 94801-4602-

PropID:  
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **137 4TH ST Apt A RICHMOND, CA 94801-4602** failed the Housing Quality Standards (HQS) inspection on 02/14/2023.

**A re-inspection has been scheduled for 03/23/2023 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>
8.7	General Health and Safety/Other Interior Hazards common area co detector inoperable,repair	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



2/28/2023

**FAILED INSPECTION NOTICE**

Tobias Kahan  
Po Box 6127  
Concord, CA 94524

Property:  
245 S 22ND ST  
RICHMOND, CA 94804-2754-

PropID:  
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **245 S 22ND ST RICHMOND, CA 94804-2754** failed the Housing Quality Standards (HQS) inspection on 02/14/2023.

**A re-inspection has been scheduled for 03/23/2023 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>
2.10	Kitchen/Stove or Range with Oven ventilation fan inop,repair	O
8.7	General Health and Safety/Other Interior Hazards install co detector downstairs	O
	install co/smoke detector common area upstairs	

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



2/28/2023

**FAILED INSPECTION NOTICE**

Tobias Kahan  
Po Box 6127  
Concord, CA 94524

Property:  
841 S 45TH ST Apt 6  
RICHMOND, CA 94804-4452-

PropID:  
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **841 S 45TH ST Apt 6 RICHMOND, CA 94804-4452** **failed** the Housing Quality Standards (HQS) inspection on 02/14/2023.

**A re-inspection has been scheduled for 03/23/2023 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>
3.12	Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base	O
1.6	Living Room/Ceiling Condition ceiling cracking, repair	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