



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
459 5TH ST
RICHMOND, CA 94801-3005-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **459 5TH ST RICHMOND, CA 94801-3005** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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> |
|-------------|--|---------------------|
| 3.5 | Bathroom/Window Condition repair/damaged window seal signs of water damaged | O |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit repair/ base loose | O |
| 2.10 | Kitchen/Stove or Range with Oven repair/ hood range combo INOP | O |
| 2.3 | Kitchen/Electrical Hazards outlet INOP replace/missing outlet cover | O |
| 6.4 | Building Exterior/Condition of Exterior Surfaces repair/ damage garage with rotted framing and peeling paint (backyard) | O |



3/20/2023

FAILED INSPECTION NOTICE

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



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
612 33RD ST
RICHMOND, CA 94804-1538-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **612 33RD ST RICHMOND, CA 94804-1538** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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> |
|-------------|---|---------------------|
| 1.3 | Living Room/Electrical Hazards open ground outlet/ all outlets should be check unable to check all outlets due to items in home | O |
| 3.3 | Bathroom/Electrical Hazards repair or replace/ open ground outlet | 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.

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
335 S 4TH ST
RICHMOND, CA 94804-2205-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **335 S 4TH ST RICHMOND, CA 94804-2205** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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> |
|-------------|--|---------------------|
| 8.4 | General Health and Safety/Garbage and Debris remove excessive clutter throughout backyard | T |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit repair/ check low water pressure (right bed bath) | 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.

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
709 VIRGINIA AVE
RICHMOND, CA 94804-2343-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **709 VIRGINIA AVE RICHMOND, CA 94804-2343** **failed** the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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> |
|-------------|---|---------------------|
| 2.12 | Kitchen/Sink repair/ signs of water leakage under sink | O |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions repair or replace/ back yard fence leaning posing safety hazard | O |
| 7.4 | Heating and Plumbing/Water Heater no access screw blocking door | |
| 2.4 | Kitchen/Security repair/ damaged threshold at base of door (backdoor) repair/ damaged door excessively peeling paint | O |
| 8.1 | General Health and Safety/Access to Unit repair or replace/ damaged unsecured threshold at base | O |
| 5.4 | Secondary Rooms/Other Potential Hazardous Features repair or replace/ damaged unsecured threshold at base (garage) | O |
| 4.4 | Other Rooms/Security remove key lock entry X3 | T |
| 3.3 | Bathroom/Electrical Hazards repair/ open ground outlet | O |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit repair/ toilet not fully secured to flooring | O |
| 3.6 | Bathroom/Ceiling Condition repair/ black organic substance on ceilings and walls | O |
| 3.12 | Bathroom/Tub or Shower resurface/ brown discoloration;posing safety hazard | O |
| 1.3 | Living Room/Electrical Hazards open ground outlet X2 | O |
| 8.4 | General Health and Safety/Garbage and Debris over grown vegetative state throughout backyard | T |



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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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FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
418 SPRING
RICHMOND, CA 94804-2936-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **418 SPRING RICHMOND, CA 94804-2936** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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 all burners must self ignite | O |
| 2.10 | Kitchen/If No Stove repair OR REPLACE/ microwave handle missing | O |
| 2.3 | Kitchen/Electrical Hazards outlet INOP/ right of stove | 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.

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
3407 WALL AVE
RICHMOND, CA 94804-3246-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **3407 WALL AVE RICHMOND, CA 94804-3246** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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 open ground outlet (right) | O |
| 3.3 | Bathroom/Electrical Hazards open ground outlet (gfc) hallway | O |
| 4.3 | Other Rooms/Electrical Hazards repair or replace/ all open ground outlets in each room (X3) | 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.

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City of Richmond
Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4232 CENTER AVE
RICHMOND, CA 94804-3432-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4232 CENTER AVE RICHMOND, CA 94804-3432** **failed** the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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> |
|-------------|---|---------------------|
| 4.3 | Other Rooms/Electrtical Hazards open ground outlet (right) | O |
| 1.3 | Living Room/Electrical Hazards open ground outlet/ all outlets should be checked unable to check due to item blocking outlets | O |
| 2.4 | Kitchen/Security repair or place/ broken window latch;winddow must lock(less than 6ft) | O |



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FAILED INSPECTION NOTICE

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3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4315 WALL AVE
RICHMOND, CA 94804-3453-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4315 WALL AVE RICHMOND, CA 94804-3453** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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 open ground outlet (right of sink) | O |
| 1.4 | Living Room/Security smoke detector missing | O |
| 3.3 | Bathroom/Electrical Hazards open ground outlet | 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.

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4816 WALL AVE
RICHMOND, CA 94804-3494-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4816 WALL AVE RICHMOND, CA 94804-3494** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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.



3/20/2023

FAILED INSPECTION NOTICE

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 4.4 | Other Rooms/Security repair or replace/missing glass (door 1st floor) remove all key lock entry X4(bed) | O |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment 1st Floor/ heater INOP | O |
| 2.10 | Kitchen/Stove or Range with Oven microwave INOP repair/hood range light INOP | O |
| 1.4 | Living Room/Security replace/ missing smoke detector | O |
| 4.5 | Other Rooms/Window Condition repair or replace/ black organic substance forming; posing health hazard (2nd floor center) | O |
| 3.6 | Bathroom/Ceiling Condition repair or replace/ large organic black substance forming: posing health hazard | O |
| 3.3 | Bathroom/Electrical Hazards repair or replace/ missing light fixture cover(2nd floor) | O |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls replace\ missing outlet cover (2nd floor hall) | O |
| 4.3 | Other Rooms/Electrical Hazards outlet inop/ (2nd floor right bed) left side | 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



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4607 FALL AVE
RICHMOND, CA 94804-4339-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4607 FALL AVE RICHMOND, CA 94804-4339** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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 outlet INOP (GFCI) repair or replace/open ground outlet (behind washer) | O |
| 1.3 | Living Room/Electrical Hazards repair or replace/ open ground outlet X2 | O |
| 4.3 | Other Rooms/Electrical Hazards repair or replace/ all bedrooms open ground outlet (X4) | O |



3/20/2023

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
858 S 46TH ST
RICHMOND, CA 94804-4417-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **858 S 46TH ST RICHMOND, CA 94804-4417** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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 all burners must self ignite repair or replace/ hood range filter missing | O |
| 3.6 | Bathroom/Ceiling Condition repair/ black organic substance forming on ceiling and walls | O |
| 2.4 | Kitchen/Security repair or replace/ loud knocking hood range fan | O |



3/20/2023

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
754 S 49TH ST
RICHMOND, CA 94804-4427-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **754 S 49TH ST RICHMOND, CA 94804-4427** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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 outlet INOP (left of sink) repair or replace/ open ground outlet X2 (next to dryer) | 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.

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3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
5229 IMPERIAL AVE
RICHMOND, CA 94804-5109-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **5229 IMPERIAL AVE RICHMOND, CA 94804-5109** **failed** the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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/ front burners not working as designed burners excessively low | O |
| 5.3 | Secondary Rooms/Electrical Hazards replace/missing outlet cover (Landry room) | O |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment prv not connected must properly drain repair/ flue pipe not connected must be properly connected repair/ water heater missing earthquake straps | O |
| 3.3 | Bathroom/Electrical Hazards repair or replace/open ground outlet | O |
| 4.3 | Other Rooms/Electrical Hazards repair or replace/ open ground outlet unable to check all outlet due to items in room all outlets should be checked (right bed) | O |
| 8.1 | General Health and Safety/Access to Unit replace/missing door knob | O |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions remove excessive clutter and vegetation throughout back yard | T |



3/20/2023

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4000 NEVIN AVE
RICHMOND, CA 94805-2239-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4000 NEVIN AVE RICHMOND, CA 94805-2239** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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> |
|-------------|--|---------------------|
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit repair/toilet loose at base | O |
| 3.7 | Bathroom/Wall Condition repair/ damaged wall with black organic substance (next to toilet) | O |
| 4.4 | Other Rooms/Security replace/missing door knob(center) | O |
| 4.8 | Other Rooms/Floor Condition repair or replace/ carpet with lager hole in doorway (right) | O |
| 4.3 | Other Rooms/Electrical Hazards repair/ light inop (right) | O |
| 4.6 | Other Rooms/Celing Condition repair/ ceiling forming organic substance (right) | O |
| 7.4 | Heating and Plumbing/Water Heater heater INOP repair/ unfinished wall next to water heater | O |
| 5.3 | Secondary Rooms/Electrical Hazards repair/ outlet open ground next to water heater | O |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment prv not connected must drain properly | O |



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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4409 JENKINS WAY
RICHMOND, CA 94806-1741-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4409 JENKINS WAY RICHMOND, CA 94806-1741** **failed** the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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> |
|-------------|---|---------------------|
| 6.1 | Building Exterior/Condition of Foundation repair/ backyard middle support beam for canopy broken | O |
| 4.8 | Other Rooms/Floor Condition repair/damaged carpet with large hole (right bed doorway) | O |
| 2.8 | Kitchen/Floor Condition repair or replace/ missing transition strip; posing tripping hazard | O |
| 1.3 | Living Room/Electrical Hazards repair or replace/ all outlets open ground | O |
| 2.3 | Kitchen/Electrical Hazards repair or replace/ all outlets open ground | O |
| 4.3 | Other Rooms/Electrical Hazards repair or replace/ all open ground outlets (X3 bed) | O |



3/20/2023

FAILED INSPECTION NOTICE

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



3/20/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
600 THOMAS DR
RICHMOND, CA 94806-1775-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **600 THOMAS DR RICHMOND, CA 94806-1775** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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.



3/20/2023

FAILED INSPECTION NOTICE

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 8.10 | General Health and Safety/Site and Neighborhood Conditions backyard gate missing bodes/repair not secure | O |
| 4.4 | Other Rooms/Security remove key locked entry bed X3 | O |
| 4.10 | Other Rooms/Smoke Detectors missing smoke detector/REAR RIGHT | O |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit repair/toilet not properly secured to flooring(hall) repair/toilet loose at base(back unit) repair large hole in wall (back unit) | O |
| 2.3 | Kitchen/Electrical Hazards gfcu open ground outlet | O |
| 2.4 | Kitchen/Security repair/ damaged cabinet missing door | O |
| 3.4 | Bathroom/Security repair/ loose unsecured shower doors (hall) repair/ large hole in wall(back unit) repair/cabinet draws missing(back unit) | O |
| 2.10 | Kitchen/Stove or Range with Oven stove/missing knob repair/ALL BURNERS MUST SELF IGNITNE | O |
| 3.12 | Bathroom/Tub or Shower REPAIR/ LOOSE SHOWER HANDEL(hall) | O |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment flue pipe deteriorating discolored and not conncted | O |



3/20/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Gamini & Jayantha Randeni
624 Key Route Blvd
Albany, CA 94706-1423

Property:
1040 SUMMER LN
RICHMOND, CA 94806-2088-

PropID:
Client ID: 8594

Dear Owner/Agent,

This letter is to inform you that your property at **1040 SUMMER LN RICHMOND, CA 94806-2088** **failed** the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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> |
|-------------|--|---------------------|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls repair or replace/ damaged ripped torn carpet(staircase) | O |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit sink slow drain(2nd floor master) | O |
| 3.12 | Bathroom/Tub or Shower replace/ tub diverter not working as designed (2nd floor 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



3/20/2023

FAILED INSPECTION NOTICE

Rosemary Hoang
9461 Wellington Cir
Windsor, CA 95492-8511

Property:
2951 GOMER DR
RICHMOND, CA 94806-2652-

PropID:
Client ID: 7314

Dear Owner/Agent,

This letter is to inform you that your property at **2951 GOMER DR RICHMOND, CA 94806-2652** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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> |
|-------------|--|---------------------|
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit repair/ base loose (hall) | O |
| 3.6 | Bathroom/Ceiling Condition repair/ black organic substance (hall) | O |
| 4.3 | Other Rooms/Electrical Hazards open ground outlet (left rear center bed) | O |
| 4.8 | Other Rooms/Floor Condition repair or replace/ flooring not properly secure to subfloor very loose (rear left center bed) | O |
| 4.6 | Other Rooms/Ceiling Condition repair/ black organic substance forming(hall) | O |



3/20/2023

FAILED INSPECTION NOTICE

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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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



3/20/2023

FAILED INSPECTION NOTICE

Hawk Haven Trust
22538 Mission Blvd
Hayward, CA 94541-5116

Property:
3754 NORTH RIDGE DR
RICHMOND, CA 94806-5246-

PropID:
Client ID: 5161

Dear Owner/Agent,

This letter is to inform you that your property at **3754 NORTH RIDGE DR RICHMOND, CA 94806-5246** failed the Housing Quality Standards (HQS) inspection on 02/16/2023.

A re-inspection has been scheduled for 04/17/2023 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> |
|-------------|--|---------------------|
| 3.3 | Bathroom/Electrical Hazards GFCI inop/ 2nd floor masterbath | 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