



3/20/2023

**FAILED INSPECTION NOTICE**

Lorca & Stephanie Rossman  
RHONDA KUTTER, ASSISTANT  
3223 Blume Dr 127  
Richmond, CA 94806

Property:  
1466 CHERRY ST  
RICHMOND, CA 94801-2154-

PropID:  
Client ID: 8819

Dear Owner/Agent,

This letter is to inform you that your property at **1466 CHERRY ST RICHMOND, CA 94801-2154** failed the Housing Quality Standards (HQS) inspection on 02/21/2023.

**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.



3/20/2023

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/If No Stove all burners must self ignite	O
2.10	Kitchen/Stove or Range with Oven replace? missing hood range filter	O
2.11	Kitchen/Refrigerator repair/ light inop	O
2.3	Kitchen/Electrical Hazards repair/ ceiling light fixture inop	O
2.4	Kitchen/Security repair/ all damaged and broken cabinets	O
2.8	Kitchen/Floor Condition repair/ damaged cracked tile	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/ toilet not fully secured to flooring (1st fl hallway) repair/ toilet not working as designed (1st FL hallway)	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)	O
3.12	Bathroom/Tub or Shower resurface/ top layer discolored showing signs deterioration (1st FL hallway)	O
3.3	Bathroom/Electrical Hazards replace/ gfci outlet INOP (1st FL hallway)	O
3.6	Bathroom/Ceiling Condition repair/ black organic substance build up on ceiling walls (basement level)	O
3.8	Bathroom/Floor Condition repair/ all water damaged bulging base boards (1st FL hallway)	O
4.10	Other Rooms/Smoke Detectors smoke detector inop Loc;right bedroom (2nd FL)	O
5.3	Secondary Rooms/Electrical Hazards repair/ ceiling light fixture inop (x2) Loc; laundry room	O
7.4	Heating and Plumbing/Water Heater remove excessive clutter next to water heat unable to inspect	
8.1	General Health and Safety/Access to Unit replace/ missing door knob Loc; front door	O
8.6	General Health and Safety/Interior Stairs and Common Halls repair/ damaged risers posing tripping hazard	O
8.7	General Health and Safety/Other Interior Hazards common area missing smoke detector (2nd FL)	O



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## **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**

Joseph J Zhang  
1414 Pearl St  
Alameda, CA 94501

Property:  
4100 FLORIDA AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 8609

Dear Owner/Agent,

This letter is to inform you that your property at **4100 FLORIDA AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/21/2023.

**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>
2.13	Kitchen/Space for Storage, Prep and Serving bottom of cabinet under sink water damaged	O
3.13	Bathroom/Ventilation Bath = Missing Exhaust Vent Cover.	O
3.7	Bathroom/Wall Condition wall has unfished repair, all repairs must be completed	O

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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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



3/20/2023

**FAILED INSPECTION NOTICE**

Wayman L Bradley  
1429 Santa Clara St  
Richmond, CA 94804-4952

Property:  
701 S 41ST ST  
RICHMOND, CA 94804-4303-

PropID:  
Client ID: 2293

Dear Owner/Agent,

This letter is to inform you that your property at **701 S 41ST ST RICHMOND, CA 94804-4303** failed the Housing Quality Standards (HQS) inspection on 02/21/2023.

**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>
2.10	Kitchen/Stove or Range with Oven ventilation fan and light inoperable, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features garage door broken, repair	O
8.2	General Health and Safety/Exits excessive clutter ,organize garage, fire haz	T
3.7	Bathroom/Wall Condition hallway bath, 1. wall around tub, water damaged, repair. 2. faucet for tub dripping, repair	O
3.3	Bathroom/Electrical Hazards master bath, outlet burned, and coverplate missing, replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O
2.4	Kitchen/Security kitchen door deteriorating, repair/replace	O
6.3	Building Exterior/Condition of Roof and Gutters gutter fallen of side of house, repair	O



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3/20/2023

**FAILED INSPECTION NOTICE**

Ricardo Ramos  
596 Grizzly Peak Blvd  
Berkeley, CA 94708

Property:  
2426 BRANCHWOOD CT  
RICHMOND, CA 94806-1957-

PropID:  
Client ID: 4378

Dear Owner/Agent,

This letter is to inform you that your property at **2426 BRANCHWOOD CT RICHMOND, CA 94806-1957** failed the Housing Quality Standards (HQS) inspection on 02/21/2023.

**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>
2.4	Kitchen/Security Patio door not opening properly/smoothly - repair/replace	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