



3/20/2023

FAILED INSPECTION NOTICE

Christopher Gilbert
2872 29Th Ave West
Seattle, WA 98199

Property:
2842 TULARE AVE
RICHMOND, CA 94804-1028-

PropID:
Client ID: 9723

Dear Owner/Agent,

This letter is to inform you that your property at **2842 TULARE AVE RICHMOND, CA 94804-1028** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2023.

A re-inspection has been scheduled for 04/20/2023 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>
4.3	Other Rooms/Electrical Hazards Outlet cover missing on outlet located right of window, replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor	O
3.5	Bathroom/Window Condition Window will not stay open without prop, repair as window must stay open without prop.	O
5.4	Secondary Rooms/Other Potential Hazardous Features Tenant to move furniture blocking access to window in lower level room	T



3/20/2023

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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.

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

Mike Mccolery
1521 Everett Street
El Cerrito, CA 94530

Property:
2640 ANDRADE AVE
RICHMOND, CA 94804-1227-

PropID:
Client ID: 16276

Dear Owner/Agent,

This letter is to inform you that your property at **2640 ANDRADE AVE RICHMOND, CA 94804-1227** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2023.

A re-inspection has been scheduled for 04/20/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed entry lock	T
4.3	Other Rooms/Electrical Hazards Outlets have open grounds. Repair or convert to two prong outlets	O
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair or convert to two prong receptacles	O
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector base in hallway leading to kitchen	O



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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Kenny Liu
221 Buena Vista Dr
Pinole, CA 94564

Property:
2430 GARVIN AVE
RICHMOND, CA 94804-1347-

PropID:
Client ID: 9121

Dear Owner/Agent,

This letter is to inform you that your property at **2430 GARVIN AVE RICHMOND, CA 94804-1347** failed the Housing Quality Standards (HQS) inspection on 02/27/2023.

A re-inspection has been scheduled for 04/20/2023 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Carbon monoxide detector inoperable	O
2.10	Kitchen/Stove or Range with Oven Clean excessive grease splatter on range hood and vent screen.	T

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Dennis C & Linda J Abrao
Ohanks Management Inc
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
2723 DOWNER AVE
RICHMOND, CA 94804-1439-

PropID:
Client ID: 9793

Dear Owner/Agent,

This letter is to inform you that your property at **2723 DOWNER AVE RICHMOND, CA 94804-1439** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2023.

A re-inspection has been scheduled for 04/20/2023 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>
4.4	Other Rooms/Security Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.	T
2.11	Kitchen/Refrigerator Refrigerator not maintaining temperature, repair or replace	O
5.4	Secondary Rooms/Other Potential Hazardous Features Replace defective smoke detector in laundry room	O
1.3	Living Room/Electrical Hazards Dining room outlet has hot/nuetral reverse, repair Living room outlet underneath front window has cracked receptacles, replace Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet	O



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3/20/2023

FAILED INSPECTION NOTICE

Wah Yun & Rui Chan Yu
910 Bridgeway Cir
El Sobrante, CA 94803-2850

Property:
452 30TH ST
RICHMOND, CA 94804-1741-

PropID:
Client ID: 7241

Dear Owner/Agent,

This letter is to inform you that your property at **452 30TH ST RICHMOND, CA 94804-1741** failed the Housing Quality Standards (HQS) inspection on 02/27/2023.

A re-inspection has been scheduled for 04/20/2023 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>
4.5	Other Rooms/Window Condition Tenant to move furniture blocking access to window	T
3.5	Bathroom/Window Condition Clean excessive black discoloration from window	T
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard	T

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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3/20/2023

FAILED INSPECTION NOTICE

Calvin & Amy Tran
729 Pierce St
Albany, CA 94706

Property:
234 S 43RD ST
RICHMOND, CA 94804-3406-

PropID:
Client ID: 8319

Dear Owner/Agent,

This letter is to inform you that your property at **234 S 43RD ST RICHMOND, CA 94804-3406** failed the Housing Quality Standards (HQS) inspection on 02/27/2023.

A re-inspection has been scheduled for 04/20/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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3/20/2023

FAILED INSPECTION NOTICE

Wing Lee
184 Columbine Pl
Hercules, CA 94547-1006

Property:
5849 ALAMEDA AVE
RICHMOND, CA 94804-4822-

PropID:
Client ID: 2941

Dear Owner/Agent,

This letter is to inform you that your property at **5849 ALAMEDA AVE RICHMOND, CA 94804-4822** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2023.

A re-inspection has been scheduled for 04/20/2023 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.4	General Health and Safety/Garbage and Debris Excessive clutter in unit and in rear yard	T
1.3	Living Room/Electrical Hazards No access to outlets due to excessive clutter and large items lined up against walls	T
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to two prong outlets	T
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector base in common area hallways	O
4.4	Other Rooms/Security Striker plate missing	O
2.3	Kitchen/Electrical Hazards Outlets have open grounds	O



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3/20/2023

FAILED INSPECTION NOTICE

May Yee
David Asti
855 30Th St
Richmond, CA 94804

Property:
662 38TH ST
RICHMOND, CA 94805-1702-

PropID:
Client ID: 15424

Dear Owner/Agent,

This letter is to inform you that your property at **662 38TH ST RICHMOND, CA 94805-1702** failed the Housing Quality Standards (HQS) inspection on 02/27/2023.

A re-inspection has been scheduled for 04/18/2023 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 Shower knob damaged, repair or replace	O
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, repair	O

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