



2/28/2024

FAILED INSPECTION NOTICE

Carlson Boulevard Lp
THE JOHN STEWART COMPANY
1388 Sutter St Fl 11
San Francisco, CA 94109-5454

Property:
2989 PULLMAN AVE Apt 1205
RICHMOND, CA 94804-3100-

PropID:
Client ID: 2129

Dear Owner/Agent,

This letter is to inform you that your property at **2989 PULLMAN AVE Apt 1205 RICHMOND, CA 94804-3100** failed the Housing Quality Standards (HQS) inspection on 02/23/2024.

A re-inspection has been scheduled for 04/04/2024 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>
8.9	General Health and Safety/Interior Air Quality 1. Unable to complete inspection due to excessive cigarette smoke.	T
4.7	Other Rooms/Wall Condition excessive brown discoloration,repair	O
4.6	Other Rooms/Celing Condition excessive brown discoloration, remove	O
4.5	Other Rooms/Window Condition excessive brown discoloration,remove	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.

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



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THE JOHN STEWART COMPANY
1388 Sutter St Fl 11
San Francisco, CA 94109-5454

Property:
2989 PULLMAN AVE Apt 2113
RICHMOND, CA 94804-3100-

PropID:
Client ID: 2129

Dear Owner/Agent,

This letter is to inform you that your property at **2989 PULLMAN AVE Apt 2113 RICHMOND, CA 94804-3100** failed the Housing Quality Standards (HQS) inspection on 02/23/2024.

A re-inspection has been scheduled for 04/04/2024 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>
2.11	Kitchen/Refrigerator 1. Refrigerator light not working. 2.refrigerator shelving broken	O
4.10	Other Rooms/Smoke Detectors 1. Insufficient smoke detector.	O
4.4	Other Rooms/Security 1. Bedroom door damaged.	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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THE JOHN STEWART COMPANY
1388 Sutter St Fl 11
San Francisco, CA 94109-5454

Property:
2989 PULLMAN AVE Apt 3131
RICHMOND, CA 94804-3100-

PropID:
Client ID: 2129

Dear Owner/Agent,

This letter is to inform you that your property at **2989 PULLMAN AVE Apt 3131 RICHMOND, CA 94804-3100** failed the Housing Quality Standards (HQS) inspection on 02/23/2024.

A re-inspection has been scheduled for 04/04/2024 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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San Francisco, CA 94109-5454

Property:
2989 PULLMAN AVE Apt 3133
RICHMOND, CA 94804-3100-

PropID:
Client ID: 2129

Dear Owner/Agent,

This letter is to inform you that your property at **2989 PULLMAN AVE Apt 3133 RICHMOND, CA 94804-3100** failed the Housing Quality Standards (HQS) inspection on 02/23/2024.

A re-inspection has been scheduled for 04/04/2024 between 01:00PM and 04:00PM.

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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 1. Holes in upstairs closet doors.	O

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1388 Sutter St Fl 11
San Francisco, CA 94109-5454

Property:
2989 PULLMAN AVE Apt 8122
RICHMOND, CA 94804-3100-

PropID:
Client ID: 2129

Dear Owner/Agent,

This letter is to inform you that your property at **2989 PULLMAN AVE Apt 8122 RICHMOND, CA 94804-3100** failed the Housing Quality Standards (HQS) inspection on 02/23/2024.

A re-inspection has been scheduled for 04/04/2024 between 01:00PM and 04:00PM.

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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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Property:
2989 PULLMAN AVE Apt 9112
RICHMOND, CA 94804-3100-

PropID:
Client ID: 2129

Dear Owner/Agent,

This letter is to inform you that your property at **2989 PULLMAN AVE Apt 9112 RICHMOND, CA 94804-3100** failed the Housing Quality Standards (HQS) inspection on 02/23/2024.

A re-inspection has been scheduled for 04/04/2024 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>
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THE JOHN STEWART COMPANY
1388 Sutter St Fl 11
San Francisco, CA 94109-5454

Property:
2989 PULLMAN AVE Apt 9223
RICHMOND, CA 94804-3100-

PropID:
Client ID: 2129

Dear Owner/Agent,

This letter is to inform you that your property at **2989 PULLMAN AVE Apt 9223 RICHMOND, CA 94804-3100** failed the Housing Quality Standards (HQS) inspection on 02/23/2024.

A re-inspection has been scheduled for 04/04/2024 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.11	Kitchen/Refrigerator 1. Refrigerator gasket insufficient. 2. Freezer door not closing.	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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