



3/15/2024

FAILED INSPECTION NOTICE

26Th St Associates Llc
Mike Sterlino
2057 Dalis Dr
Concord, CA 94564-1464

Property:
603 26TH ST
RICHMOND, CA 94804-1502-

PropID:
Client ID: 13608

Dear Owner/Agent,

This letter is to inform you that your property at **603 26TH ST RICHMOND, CA 94804-1502** failed the Housing Quality Standards (HQS) inspection on 02/27/2024.

A re-inspection has been scheduled for 04/15/2024 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>
3.6	Bathroom/Ceiling Condition repair excessive cracking	O
7.4	Heating and Plumbing/Water Heater 1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.	O
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom ceiling peeling paint,repair	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



3/15/2024

FAILED INSPECTION NOTICE

Andrew T Chung
Daniel Padilla
1035 San Pablo Ave Suite 12
Albany, CA 94706

Property:
317 31ST ST
RICHMOND, CA 94804-1765-

PropID:
Client ID: 8493

Dear Owner/Agent,

This letter is to inform you that your property at **317 31ST ST RICHMOND, CA 94804-1765** failed the Housing Quality Standards (HQS) inspection on 02/27/2024.

A re-inspection has been scheduled for 04/15/2024 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 refrigerator door will not close as designed,repair	O
2.13	Kitchen/Space for Storage, Prep and Serving backspash behind sink water damaged,repair	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
2.7	Kitchen/Wall Condition wall peeling, repair	O
1.7	Living Room/Wall Condition wall peeling,repair	O
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working	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
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet run/drain slow, repair (master)	O
3.5	Bathroom/Window Condition 1. hallway bathroom window will not stay up, repair 2. install screen	O
2.12	Kitchen/Sink slow drain,repair	O



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| 3.7 | Bathroom/Wall Condition | O |
| | 1. hallway bath wall peeling paint | |
| | 2. toilet paper holder missing | |
| | 3. wall evidence of water damage,repair | |
| 3.3 | Bathroom/Electrical Hazards | O |
| | light in shower inop,repair | |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit | O |
| | 1. hallway bathroom sink pulling down, repair | |
| | 2. hallway bath faucet is loose | |
| 3.8 | Bathroom/Floor Condition | O |
| | hallway bathroom baseboards evidence of water damage | |

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Sincerely,

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Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Sandesh Siwakoti
1613 Bayo Vista Ave
San Pablo, CA 94806

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

PropID:
Client ID: 19141

Dear Owner/Agent,

This letter is to inform you that your property at **254 S 43RD ST RICHMOND, CA 94804-3406** failed the Housing Quality Standards (HQS) inspection on 02/27/2024.

A re-inspection has been scheduled for 04/15/2024 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>
2.12	Kitchen/Sink bottom of cabinet under sink,water damaged, repair	O
3.3	Bathroom/Electrical Hazards replace rusting light fixture	O
3.5	Bathroom/Window Condition window sill evidence of water damage, repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear staircase has rottten/loose boards and nails pulling up, repair/replace	O



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Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Ennio Depianto
CASTLE ROCK REALTY
966 San Pablo Ave
Albany, CA 94706

Property:
3205 SAN MATEO ST Apt 7
RICHMOND, CA 94804-5924-

PropID:
Client ID: 6878

Dear Owner/Agent,

This letter is to inform you that your property at **3205 SAN MATEO ST Apt 7 RICHMOND, CA 94804-5924** failed the Housing Quality Standards (HQS) inspection on 02/27/2024.

A re-inspection has been scheduled for 04/15/2024 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>
8.9	General Health and Safety/Interior Air Quality clean unit,unsanitary conditions	T
2.3	Kitchen/Electrical Hazards install gfi outlet	O
2.10	Kitchen/Stove or Range with Oven replace deteriorating drip pans	O
2.8	Kitchen/Floor Condition flooring deteriorating,lifting,replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink deteriorating,replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet running,repair	O
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O



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Sincerely,

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