



3/6/2025

**FAILED INSPECTION NOTICE**

Barbara L Hohnbaum  
6046 Monterey Ave  
Richmond, CA 94805-1225

Property:  
458 44TH ST  
RICHMOND, CA 94805-2330-

PropID:  
Client ID: 6448

Dear Owner/Agent,

This letter is to inform you that your property at **458 44TH ST RICHMOND, CA 94805-2330** failed the Housing Quality Standards (HQS) inspection on 02/07/2025.

**A re-inspection has been scheduled for 03/27/2025 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>
4.7	Other Rooms/Wall Condition Severe black discoloration on walls, walls to be treated and repaired	O
8.1	General Health and Safety/Access to Unit Repair trim around rear sliding patio door, previous work not completed	O
2.3	Kitchen/Electrical Hazards Kitchen outlet has open grounds, repair	O
2.11	Kitchen/Refrigerator Refrigerator leaking water on floor, repair	O
2.10	Kitchen/Stove or Range with Oven Range hood severely rusted with peeling paint, repair or replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions Rear patio light inoperable, repair	O



3/6/2025

**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