



3/6/2025

**FAILED INSPECTION NOTICE**

Matthew Oppegaard  
78 Novato St #12  
San Rafael, CA 94901-4692

Property:  
21 2ND ST  
RICHMOND, CA 94801-3444-

PropID:  
Client ID: 4715

Dear Owner/Agent,

This letter is to inform you that your property at **21 2ND ST RICHMOND, CA 94801-3444** failed the Housing Quality Standards (HQS) inspection on 02/20/2025.

**A re-inspection has been scheduled for 03/27/2025 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>
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.	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



3/6/2025

**FAILED INSPECTION NOTICE**

Matthew Oppegaard  
78 Novato St #12  
San Rafael, CA 94901-4692

Property:  
23 2ND ST  
RICHMOND, CA 94801-3444-

PropID:  
Client ID: 4715

Dear Owner/Agent,

This letter is to inform you that your property at **23 2ND ST RICHMOND, CA 94801-3444** failed the Housing Quality Standards (HQS) inspection on 02/20/2025.

**A re-inspection has been scheduled for 03/27/2025 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>
2.5	Kitchen/Window Condition Window must be openable and remain open without props.	O
3.5	Bathroom/Window Condition window broken and will not stay up, repair/replace	O
4.5	Other Rooms/Window Condition rear bedroom window burglar bars do not open, repair/replace/remove	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