



3/6/2025

FAILED INSPECTION NOTICE

Hsin-Yi Tre Chou
559 29Th St
Richmond, CA 94804

Property:
2741 RHEEM AVE
RICHMOND, CA 94804-1076-

PropID:
Client ID: 15732

Dear Owner/Agent,

This letter is to inform you that your property at **2741 RHEEM AVE RICHMOND, CA 94804-1076** failed the Housing Quality Standards (HQS) inspection on 02/21/2025.

A re-inspection has been scheduled for 03/28/2025 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>
1.4	Living Room/Security weatherize door, gaps allowing cold air inside	O
3.3	Bathroom/Electrical Hazards light fixture excessive rusting, replace	O
8.4	General Health and Safety/Garbage and Debris remove non used items and other debris from front side of house	T



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



3/6/2025

FAILED INSPECTION NOTICE

James C Jr & Mary V Moore
6539 Arlington Blvd
Richmond, CA 94805

Property:
3932 CENTER AVE
RICHMOND, CA 94804-3319-

PropID:
Client ID: 8290

Dear Owner/Agent,

This letter is to inform you that your property at **3932 CENTER AVE RICHMOND, CA 94804-3319** **failed** the Housing Quality Standards (HQS) inspection on 02/21/2025.

A re-inspection has been scheduled for 03/28/2025 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>
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Sincerely,

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Residential Rental Inspections Program



3/6/2025

FAILED INSPECTION NOTICE

Betty Joyce Hunter
5297 Heavenly Ridge Ln
Richmond, CA 94803-2628

Property:
231 S 45TH ST
RICHMOND, CA 94804-3412-

PropID:
Client ID: 6116

Dear Owner/Agent,

This letter is to inform you that your property at **231 S 45TH ST RICHMOND, CA 94804-3412** failed the Housing Quality Standards (HQS) inspection on 02/21/2025.

A re-inspection has been scheduled for 03/28/2025 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>
1.7	Living Room/Wall Condition repair damaged wall next to windows	O
3.12	Bathroom/Tub or Shower 1. caulk around tub 2. resurface upstairs bathroom, tub rusting	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
4.7	Other Rooms/Wall Condition repair cracking on wall	O
6.4	Building Exterior/Condition of Exterior Surfaces exterior window sills downstairs excessive deteriorating /cracked masonry, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls 1. replace tattered upstairs hallway screen 2. hallway downstairs light inoperable	O



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Sincerely,

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Residential Rental Inspections Program



3/6/2025

FAILED INSPECTION NOTICE

Wennie Ji
140 S Van Ness Ave Unit 201
San Francisco, CA 94103-2583

Property:
633 S 24TH ST Apt 1
RICHMOND, CA 94804-3953-

PropID:
Client ID: 9752

Dear Owner/Agent,

This letter is to inform you that your property at **633 S 24TH ST Apt 1 RICHMOND, CA 94804-3953** **failed** the Housing Quality Standards (HQS) inspection on 02/21/2025.

A re-inspection has been scheduled for 03/28/2025 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>
1.7	Living Room/Wall Condition Complete repairs to walls, walls are not finished	O
2.12	Kitchen/Sink Garbage disposal inoperable, repair/replace or remove	O
4.4	Other Rooms/Security Remove keyed entry lock on bedroom door	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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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/6/2025

FAILED INSPECTION NOTICE

Wennie Ji
140 S Van Ness Ave Unit 201
San Francisco, CA 94103-2583

Property:
633 S 24TH ST Apt 2
RICHMOND, CA 94804-3953-

PropID:
Client ID: 9752

Dear Owner/Agent,

This letter is to inform you that your property at **633 S 24TH ST Apt 2 RICHMOND, CA 94804-3953** **failed** the Housing Quality Standards (HQS) inspection on 02/21/2025.

A re-inspection has been scheduled for 03/28/2025 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 Tub diverter inoperable as tub runs at same time as shower, repair	O
4.10	Other Rooms/Smoke Detectors Replace missing smoke detector in rear right bedroom, base present	O
5.2	Secondary Rooms/Security Remove keyed entry lock on bedroom located by kitchen	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.	O
8.4	General Health and Safety/Garbage and Debris Remove old refrigerator and excessive clutter/recycling from yard	T



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