



3/6/2025

FAILED INSPECTION NOTICE

Quan Xu
Crystal Huang
2815 Draper St
San Pablo, CA 94806

Property:
4308 FRAN WAY
RICHMOND, CA 94803-1926-

PropID:
Client ID: 1721

Dear Owner/Agent,

This letter is to inform you that your property at **4308 FRAN WAY RICHMOND, CA 94803-1926** failed the Housing Quality Standards (HQS) inspection on 02/25/2025.

A re-inspection has been scheduled for 03/31/2025 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.



3/6/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit Non working doorbell repair or replace.	O
	Deteriorating weatherstrip on front door. replace	
8.4	General Health and Safety/Garbage and Debris move debris Clutter from in front of garage door cannot open or close.	T
2.13	Kitchen/Space for Storage, Prep and Serving dishwasher is not secured to cabinet. repair or replace	O
2.12	Kitchen/Sink leaking faucet. repair or replace	O
4.6	Other Rooms/Celing Condition Cracking on ceiling above door.	O
4.5	Other Rooms/Window Condition Cracking on and around window frame and wall.	O
4.10	Other Rooms/Smoke Detectors replace missing smoke detector	T
4.4	Other Rooms/Security remove key lock	T
3.4	Bathroom/Security remove keylock	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base. repair or replace.	O
8.10	General Health and Safety/Site and Neighborhood Conditions exterior control panel: close open space in control panel	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



3/6/2025

FAILED INSPECTION NOTICE

Tomas Torres
229 Willow Ave
South San Francisco, CA 94080

Property:
3009 LOWELL AVE
RICHMOND, CA 94804-

PropID:
Client ID: 15071

Dear Owner/Agent,

This letter is to inform you that your property at **3009 LOWELL AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/25/2025.

A re-inspection has been scheduled for 03/31/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment non working heater	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