



3/6/2025

FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
76 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **76 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2025.

A re-inspection has been scheduled for 04/01/2025 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>
3.8	Bathroom/Floor Condition floor sinking down, repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail for front porch	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

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
18 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **18 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2025.

A re-inspection has been scheduled for 04/01/2025 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>
-------------	---	---------------------

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

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
21 CIRCLE COURT
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **21 CIRCLE COURT RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2025.

A re-inspection has been scheduled for 04/01/2025 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 screen tattered, repair	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

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
28 CHANSLOR ROW
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **28 CHANSLOR ROW RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2025.

A re-inspection has been scheduled for 04/01/2025 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
2.11	Kitchen/Refrigerator inside light inoperable, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace	O
3.12	Bathroom/Tub or Shower tub peeling and cracked, repair/replace	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail for front porch	O
6.4	Building Exterior/Condition of Exterior Surfaces repair hole in siding beneath kitchen exterior window	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	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



3/6/2025

FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
52 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **52 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2025.

A re-inspection has been scheduled for 04/01/2025 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail front porch	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

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
62 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **62 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2025.

A re-inspection has been scheduled for 04/01/2025 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail on front porch.	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

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
117 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **117 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** failed the Housing Quality Standards (HQS) inspection on 02/27/2025.

A re-inspection has been scheduled for 04/01/2025 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>
1.4	Living Room/Security Front screen door doesnt open properly, Repair/ replace.	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

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
143 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **143 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** failed the Housing Quality Standards (HQS) inspection on 02/27/2025.

A re-inspection has been scheduled for 04/01/2025 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>
3.12	Bathroom/Tub or Shower caulk around tub	O
5.3	Secondary Rooms/Electrical Hazards outlet has open electrical above washing machine	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

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
236 W CHANSLOR AVE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **236 W CHANSLOR AVE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2025.

A re-inspection has been scheduled for 04/01/2025 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>
3.12	Bathroom/Tub or Shower recalk tub	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