



4/6/2022

FAILED INSPECTION NOTICE

Raymond Mccoy
3132 Serene Ct
Richmond, CA 94803-1930

Property:
401 WILLARD AVE
RICHMOND, CA 94801-1914-

PropID:
Client ID: 4541

Dear Owner/Agent,

This letter is to inform you that your property at **401 WILLARD AVE RICHMOND, CA 94801-1914** **failed** the Housing Quality Standards (HQS) inspection on 03/29/2022.

A re-inspection has been scheduled for 05/06/2022 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>
4.4	Other Rooms/Security Remove keyed lock from interior door	O
2.10	Kitchen/Stove or Range with Oven Remove foil - fire hazard	T

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 "tenant" responsible points will be added to the owner's total.

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



4/6/2022

FAILED INSPECTION NOTICE

Joaquin Quintana & Emilio Quintana Delcarpio
1220 Marin Ave
San Pablo, CA 94806

Property:
319 WILLARD AVE
RICHMOND, CA 94801-1921-

PropID:
Client ID: 9839

Dear Owner/Agent,

This letter is to inform you that your property at **319 WILLARD AVE RICHMOND, CA 94801-1921** **failed** the Housing Quality Standards (HQS) inspection on 03/29/2022.

A re-inspection has been scheduled for 05/06/2022 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; repair window installed backwards	O
4.4	Other Rooms/Security Remove keyed lock from interior doors; Repair closet door off hinges	O
3.8	Bathroom/Floor Condition Repair damaged and cracked floor tiles	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall	O
5.2	Secondary Rooms/Security Unable to inspect rear unit	O



4/6/2022

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 "tenant" responsible points will be added to the owner's total.

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



4/6/2022

FAILED INSPECTION NOTICE

Guy Lagrange
Calstate Equities - Bob Kamp
14895 E 14Th St Suite 345
San Leandro, CA 94578

Property:
512 WILLARD AVE
RICHMOND, CA 94801-1924-

PropID:
Client ID: 8199

Dear Owner/Agent,

This letter is to inform you that your property at **512 WILLARD AVE RICHMOND, CA 94801-1924** **failed** the Housing Quality Standards (HQS) inspection on 03/29/2022.

A re-inspection has been scheduled for 05/06/2022 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>
3.4	Bathroom/Security Adjust door to shut and latch properly	O
2.10	Kitchen/Stove or Range with Oven Repair inoperable range hood filter; repair inoperable burners	O
5.2	Secondary Rooms/Security Adjust screen door to shut and latch properly (Laundry room)	O
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor. (Main unit & rear unit)	O
5.4	Secondary Rooms/Other Potential Hazardous Features Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)	O
6.4	Building Exterior/Condition of Exterior Surfaces Repair rotted wood in exterior window frame (rear unit)	O
1.8	Living Room/Floor Condition Repair torn carpet - trip hazard	O



4/6/2022

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 "tenant" responsible points will be added to the owner's total.

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



4/6/2022

FAILED INSPECTION NOTICE

Jingli Song
5316 Brophy Dr
Fremont, CA 94536-7209

Property:
765 9TH ST
RICHMOND, CA 94801-2230-

PropID:
Client ID: 6919

Dear Owner/Agent,

This letter is to inform you that your property at **765 9TH ST RICHMOND, CA 94801-2230** failed the Housing Quality Standards (HQS) inspection on 03/29/2022.

A re-inspection has been scheduled for 05/06/2022 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>
4.4	Other Rooms/Security Replace missing strike plate	O
4.3	Other Rooms/Electrical Hazards Replace missing switch plate cover	O
3.3	Bathroom/Electrical Hazards Repair inoperable GFI	O
2.5	Kitchen/Window Condition Replace cracked window pane	O
5.2	Secondary Rooms/Security Repair damaged screen door - cut hazard (Laundry room)	O
6.1	Building Exterior/Condition of Foundation Repair, secure and seal entrance door for under the house	O
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable range hood vent (rear unit)	O



4/6/2022

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 "tenant" responsible points will be added to the owner's total.

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



4/6/2022

FAILED INSPECTION NOTICE

Luis Estrada
911 15Th St
Richmond, CA 94801-2407

Property:
905 15TH ST
RICHMOND, CA 94801-2407-

PropID:
Client ID: 7246

Dear Owner/Agent,

This letter is to inform you that your property at **905 15TH ST RICHMOND, CA 94801-2407** failed the Housing Quality Standards (HQS) inspection on 03/29/2022.

A re-inspection has been scheduled for 05/06/2022 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 Repair inoperable oven; repair damaged microwave	O
4.4	Other Rooms/Security Remove keyed locks from interior doors	O
3.12	Bathroom/Tub or Shower Repair cracked shower drain cover - cut hazard	O
4.3	Other Rooms/Electrical Hazards Repair light fixture hanging by wires	O



4/6/2022

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 "tenant" responsible points will be added to the owner's total.

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



4/6/2022

FAILED INSPECTION NOTICE

Ling Hong Tang
2150 Harkins Ave
Menlo Park, CA 94025

Property:
603 7TH ST
RICHMOND, CA 94801-2709-

PropID:
Client ID: 10400

Dear Owner/Agent,

This letter is to inform you that your property at **603 7TH ST RICHMOND, CA 94801-2709** failed the Housing Quality Standards (HQS) inspection on 03/29/2022.

A re-inspection has been scheduled for 05/06/2022 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>
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)	O
3.7	Bathroom/Wall Condition Investigate and remove black organic substance	O
4.5	Other Rooms/Window Condition Install quick release or remove window bars - egress	O
2.3	Kitchen/Electrical Hazards Replace missing outlet cover (Behind stove)	O



4/6/2022

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 "tenant" responsible points will be added to the owner's total.

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



4/6/2022

FAILED INSPECTION NOTICE

Ramiro & Evelyn Vasquez
914 Billie Jean St
Santa Rosa, CA 95407-2507

Property:
569 18TH ST Apt LEFT
RICHMOND, CA 94801-2813-

PropID:
Client ID: 7252

Dear Owner/Agent,

This letter is to inform you that your property at **569 18TH ST Apt LEFT RICHMOND, CA 94801-2813** **failed** the Housing Quality Standards (HQS) inspection on 03/29/2022.

A re-inspection has been scheduled for 05/06/2022 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>
2.10	Kitchen/Stove or Range with Oven Repair inoperable range burner	O
3.12	Bathroom/Tub or Shower Re-glaze tub area - cut hazard	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 "tenant" responsible points will be added to the owner's total.

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



4/6/2022

FAILED INSPECTION NOTICE

Ramiro & Evelyn Vasquez
914 Billie Jean St
Santa Rosa, CA 95407-2507

Property:
569 18TH ST Apt RIGHT
RICHMOND, CA 94801-2813-

PropID:
Client ID: 7252

Dear Owner/Agent,

This letter is to inform you that your property at **569 18TH ST Apt RIGHT RICHMOND, CA 94801-2813** **failed** the Housing Quality Standards (HQS) inspection on 03/29/2022.

A re-inspection has been scheduled for 05/06/2022 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>
4.4	Other Rooms/Security Remove keyed lock from interior door	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 "tenant" responsible points will be added to the owner's total.

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



4/6/2022

FAILED INSPECTION NOTICE

Marc & Megan Venturella
Diana Escobar
5054 El Portal Drive
El Sobrante, CA 94803

Property:
5017 MOZART DR
RICHMOND, 94803-

PropID:
Client ID: 15089

Dear Owner/Agent,

This letter is to inform you that your property at **5017 MOZART DR RICHMOND, 94803** failed the Housing Quality Standards (HQS) inspection on 03/29/2022.

A re-inspection has been scheduled for 05/02/2022 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>
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers in control panel (Garage)	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
3.4	Bathroom/Security Remove keyed lock from interior door.	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 "tenant" responsible points will be added to the owner's total.

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