



3/20/2023

FAILED INSPECTION NOTICE

Gills Properties Llc
Kanalwalpreet Gill
6217 Massara St
Danville, CA 94506

Property:
4 1ST ST Apt 2
RICHMOND, CA 94801-3480-

PropID:
Client ID: 17391

Dear Owner/Agent,

This letter is to inform you that your property at **4 1ST ST Apt 2 RICHMOND, CA 94801-3480** failed the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/18/2023 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Drawers	O
3.12	Bathroom/Tub or Shower tub rusting, resurface	O



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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



3/20/2023

FAILED INSPECTION NOTICE

Irvin I & Betty D Ku
2470 Holly Oak Dr
Danville, CA 94506-2030

Property:
2837 MAY RD
RICHMOND, CA 94803-

PropID:
Client ID: 4410

Dear Owner/Agent,

This letter is to inform you that your property at **2837 MAY RD RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/18/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards 1. GFI on island will not test/reset.. replace	O
4.7	Other Rooms/Wall Condition remove excessive black discoloration, master bedroom	O
4.6	Other Rooms/Celing Condition master bedroom ceiling has excessive black discoloration,remove	O
4.5	Other Rooms/Window Condition window and sill has excessive black discoloration, remove/repair	O
3.12	Bathroom/Tub or Shower hallway bathroom tub overflow drain cover missing, install	O
8.7	General Health and Safety/Other Interior Hazards install common area co and smoke detectors	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working as designed and thermostat falling off wall, repair	O
4.10	Other Rooms/Smoke Detectors . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.10	General Health and Safety/Site and Neighborhood Conditions Backyard has excessive standing water, not draining, repair health and safety haz	O



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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Irvin I & Betty D Ku
2470 Holly Oak Dr
Danville, CA 94506-2030

Property:
30 GREENVIEW LN
RICHMOND, CA 94803-1208-

PropID:
Client ID: 4410

Dear Owner/Agent,

This letter is to inform you that your property at **30 GREENVIEW LN RICHMOND, CA 94803-1208** **failed** the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/18/2023 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>
2.6	Kitchen/Ceiling Condition Holes on ceiling, evidence of leaking, repair	O
6.3	Building Exterior/Condition of Roof and Gutters gutter downspout not connected to drain in front of house, repair	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration, hallway upstairs bathroom	O
3.7	Bathroom/Wall Condition remove excessive black discoloration, hallway bathroom upstairs	O
3.8	Bathroom/Floor Condition flooring pulling up in front of tub, upstairs hallway, repair/replace	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inop upstairs hallway, repair/replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.13	Bathroom/Ventilation Electric vent fans must function when switch is turned on.	O
5.4	Secondary Rooms/Other Potential Hazardous Features 1.garage door deteriorating/hole replace 2. ceiling in garage has evidence of leaking, repair	O



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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Allen M Krohn
15 Hero Ct
Pleasant Hill, CA 94523

Property:
3140 DESERET DR
RICHMOND, CA 94803-1904-

PropID:
Client ID: 9101

Dear Owner/Agent,

This letter is to inform you that your property at **3140 DESERET DR RICHMOND, CA 94803-1904** **failed** the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/18/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.4	Kitchen/Security replace rear door, weatherized/deteriorating and water damaged.	O
2.6	Kitchen/Ceiling Condition ceiling cracking, repair	O

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3/20/2023

FAILED INSPECTION NOTICE

Barbara Jean Jakub
3580 Klamath St
Oakland, CA 94602-1124

Property:
100 BIG BEAR CT
RICHMOND, CA 94803-2647-

PropID:
Client ID: 8741

Dear Owner/Agent,

This letter is to inform you that your property at **100 BIG BEAR CT RICHMOND, CA 94803-2647** failed the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/20/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.8	Bathroom/Floor Condition flooring pulling up in hallway bath upstairs, repair/replace	O
1.6	Living Room/Ceiling Condition ceiling at entryway water damaged, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions retaining wall in backyard falling down, safety hazard, repair	O

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Sincerely,

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Karnail S & Dalbir Kahlon
5140 Coach Dr
El Sobrante, CA 94803-3859

Property:
4095 MOZART DR
RICHMOND, CA 94803-2749-

PropID:
Client ID: 6025

Dear Owner/Agent,

This letter is to inform you that your property at **4095 MOZART DR RICHMOND, CA 94803-2749** **failed** the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/20/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower Tub rusting, resurface tub	O
5.4	Secondary Rooms/Other Potential Hazardous Features garage light inop, repair	O
1.4	Living Room/Security Door sticks when opened, repair	O

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Sincerely,

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Lydia Jung
1421 Arlington Blvd
El Cerrito, CA 94530

Property:
5320 COACH DR
RICHMOND, CA 94803-3866-

PropID:
Client ID: 6511

Dear Owner/Agent,

This letter is to inform you that your property at **5320 COACH DR RICHMOND, CA 94803-3866** failed the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/20/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink 1. recaulk around sink	O
2.13	Kitchen/Space for Storage, Prep and Serving replace bottom of cabinet under sink, deteriorating/water damaged	O
3.8	Bathroom/Floor Condition 1. flooring pulling up in front of tub and next to toilet upstairs hallway bath	O
2.3	Kitchen/Electrical Hazards install missing cover for light fixture	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut back vegetation growing on house, fire haz	O
5.4	Secondary Rooms/Other Potential Hazardous Features wall above patio door in family room deteriorating, evidence of water damage, repair	O



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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Karnail S & Dalbir Kahlon
5140 Coach Dr
El Sobrante, CA 94803-3859

Property:
5344 CERRO SUR
RICHMOND, CA 94803-3899-

PropID:
Client ID: 6025

Dear Owner/Agent,

This letter is to inform you that your property at **5344 CERRO SUR RICHMOND, CA 94803-3899** failed the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/18/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards	O
	1. Hallway bath upstairs Outlets inoperable, repair	
1.3	Living Room/Electrical Hazards	O
	outlet in front of storage door pulling from wall, repair	

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Elena Lee
Po Box 5364
Richmond, CA 94805

Property:
622 42ND ST
RICHMOND, CA 94805-1818-

PropID:
Client ID: 9107

Dear Owner/Agent,

This letter is to inform you that your property at **622 42ND ST RICHMOND, CA 94805-1818** failed the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/18/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.7	Bathroom/Wall Condition 1.toilet paper holder off wall, repair 2. towel bar off wall, repair	O
4.3	Other Rooms/Electrical Hazards middle bedroom light switch broken, repair	O
7.4	Heating and Plumbing/Water Heater water heater closet door broken, repair/replace	O



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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Ashley Family Trust
Fred Ashley, Trustee
4164 Tahoe Vista Dr
Rocklin, CA 95765

Property:
3704 ROOSEVELT AVE
RICHMOND, CA 94805-2204-

PropID:
Client ID: 12803

Dear Owner/Agent,

This letter is to inform you that your property at **3704 ROOSEVELT AVE RICHMOND, CA 94805-2204** **failed** the Housing Quality Standards (HQS) inspection on 03/06/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.1	Bathroom/Bathroom Present bathroom under construction, finish remodel	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front staircase missing handrail, install	O

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Residential Rental Inspections Program



3/20/2023

FAILED INSPECTION NOTICE

Henry Ng Tre
768 24Th Ave
San Francisco, CA 94121-3712

Property:
478 39TH ST
RICHMOND, CA 94805-2216-

PropID:
Client ID: 6920

Dear Owner/Agent,

This letter is to inform you that your property at **478 39TH ST RICHMOND, CA 94805-2216** failed the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/18/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink 1.faucet loose,repair 2.recaulk around sink	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



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3/20/2023

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
2300 Lancaster Drive
Richmond, CA 94806

Property:
2355 LANCASTER DR Apt 14
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 14 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 03/06/2023.

A re-inspection has been scheduled for 04/18/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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