



4/21/2023

**FAILED INSPECTION NOTICE**

J Denise Grimshaw  
533 Bonnie Dr  
El Cerrito, CA 94530-3322

Property:  
5700 SUTTER AVE  
RICHMOND, CA 94804-5257-

PropID:  
Client ID: 6148

Dear Owner/Agent,

This letter is to inform you that your property at **5700 SUTTER AVE RICHMOND, CA 94804-5257** failed the Housing Quality Standards (HQS) inspection on 03/28/2023.

**A re-inspection has been scheduled for 05/16/2023 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>
2.12	Kitchen/Sink 1. Kitchen sink has a leak. repair 2. recaulk around sink	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed, repair	O
5.3	Secondary Rooms/Electrical Hazards laundryroom light switch cover plate missing, install	O
4.5	Other Rooms/Window Condition install bottom trim on bedroom window	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