



3/14/2024

FAILED INSPECTION NOTICE

Elizabeth Montoya
1726 Esmond Ave
Richmond, CA 94801-2444

Property:
957 15TH ST
RICHMOND, CA 94801-2456-

PropID:
Client ID: 2833

Dear Owner/Agent,

This letter is to inform you that your property at **957 15TH ST RICHMOND, CA 94801-2456** failed the Housing Quality Standards (HQS) inspection on 03/04/2024.

A re-inspection has been scheduled for 04/12/2024 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>
8.7	General Health and Safety/Other Interior Hazards excessive clutter in unit, declutter unit	T
4.8	Other Rooms/Floor Condition unable to perform inspection in bedroom, clutter/unsanitary conditions	T
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
6.3	Building Exterior/Condition of Roof and Gutters gutter falling off building, full of debris, repair	O



3/14/2024

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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



3/14/2024

FAILED INSPECTION NOTICE

Calvin Lam
2055 28Th Ave
San Francisco, CA 94116

Property:
225 2ND ST
RICHMOND, CA 94801-3448-

PropID:
Client ID: 18547

Dear Owner/Agent,

This letter is to inform you that your property at **225 2ND ST RICHMOND, CA 94801-3448** failed the Housing Quality Standards (HQS) inspection on 03/04/2024.

A re-inspection has been scheduled for 04/12/2024 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 Heat Not Working Properly.	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Calvin Lam
2055 28Th Ave
San Francisco, CA 94116

Property:
223 2ND ST
RICHMOND, CA 94801-3448-

PropID:
Client ID: 18547

Dear Owner/Agent,

This letter is to inform you that your property at **223 2ND ST RICHMOND, CA 94801-3448** failed the Housing Quality Standards (HQS) inspection on 03/04/2024.

A re-inspection has been scheduled for 04/12/2024 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>
1.7	Living Room/Wall Condition closet door frame damaged,repair	O
2.10	Kitchen/Stove or Range with Oven microwave door handle broken,replace	O
1.8	Living Room/Floor Condition install transition strips at entry to bedrooms	O
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O



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Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Yiping Qi
961 Goettingen St
San Francisco Ca 94134-2113
San Francisco, CA 94134-2113

Property:
3242 RHEEM AVE
RICHMOND, CA 94804-1146-

PropID:
Client ID: 12108

Dear Owner/Agent,

This letter is to inform you that your property at **3242 RHEEM AVE RICHMOND, CA 94804-1146** failed the Housing Quality Standards (HQS) inspection on 03/04/2024.

A re-inspection has been scheduled for 04/15/2024 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards 1. Unable to perform inspection due to no power. 2. All utilities must be on at the time of inspection.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
2.3	Kitchen/Electrical Hazards Gfi not working as designed,repair	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Mehdi-Alem Mortazavi
12750 San Pablo Ave
Richmond, CA 94805

Property:
338 34TH ST
RICHMOND, CA 94805-2172-

PropID:
Client ID: 17299

Dear Owner/Agent,

This letter is to inform you that your property at **338 34TH ST RICHMOND, CA 94805-2172** failed the Housing Quality Standards (HQS) inspection on 03/04/2024.

A re-inspection has been scheduled for 04/12/2024 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.



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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 install Gfi outlet right of sink	O
3.12	Bathroom/Tub or Shower tub faucet leaking from base,repair	O
3.7	Bathroom/Wall Condition remove excessive black discoloration both bathrooms	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration both bathrooms	O
1.3	Living Room/Electrical Hazards remove wires hanging from outlet on ceiling in hallway	O
3.3	Bathroom/Electrical Hazards Gfi outlet will not test/reset, replace	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed	O
4.8	Other Rooms/Floor Condition flooring is buckling up, repair/replace	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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Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Raymond & Evelyn Monson
438 43Rd St
Richmond, CA 94805

Property:
428 43RD ST
RICHMOND, CA 94805-2348-

PropID:
Client ID: 5645

Dear Owner/Agent,

This letter is to inform you that your property at **428 43RD ST RICHMOND, CA 94805-2348** failed the Housing Quality Standards (HQS) inspection on 03/04/2024.

A re-inspection has been scheduled for 04/12/2024 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>
2.10	Kitchen/Stove or Range with Oven light in oven inoperable, repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlets within 6ft of water source	O
3.3	Bathroom/Electrical Hazards install Gfi outlets within 6ft of water source	O
3.5	Bathroom/Window Condition window deteriorating, rusting/cracked. replace	O
3.12	Bathroom/Tub or Shower tub diverter knob leaking from base,repair/replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation in yard and on building	O



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