



3/14/2024

FAILED INSPECTION NOTICE

New Way Management Services Inc
825 Cumberland Street
Pittsburg, CA 94565

Property:
539 3RD ST
RICHMOND, CA 94801-

PropID:
Client ID: 19504

Dear Owner/Agent,

This letter is to inform you that your property at **539 3RD ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 03/05/2024.

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> |
|-------------|---|---------------------|
| 4.8 | Other Rooms/Floor Condition floor buckled up,repair | O |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls floor buckling up in hallway,repair | O |
| 7.4 | Heating and Plumbing/Water Heater 1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard 2. The water heater has an improper flue for venting , gasses. | 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



3/14/2024

FAILED INSPECTION NOTICE

Marcelo D & Maria C Tre Mauri
5835 San Pablo Dam Rd
El Sobrante, CA 94803

Property:
156 16TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 16397

Dear Owner/Agent,

This letter is to inform you that your property at **156 16TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 03/05/2024.

A re-inspection has been scheduled for 04/12/2024 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> |
|-------------|--|---------------------|
| 4.7 | Other Rooms/Wall Condition wall peeling paint,repair | O |
| 3.12 | Bathroom/Tub or Shower 1. faucet DRIPPING CONSTANTLY,REPAIR 2. tub diverter not working as designed | 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 |
| 3.7 | Bathroom/Wall Condition wall and baseboards has evidence of water damage,repair | O |
| 2.10 | Kitchen/Stove or Range with Oven 1. all burners must self-ignite,repair 2. venthood inoperable,repair/replace | O |
| 2.3 | Kitchen/Electrical Hazards install GFI outlets | O |
| 2.4 | Kitchen/Security large gaps at bottom of door,repair | O |
| 2.8 | Kitchen/Floor Condition flooring deteriorating,replace | O |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair | O |
| 2.5 | Kitchen/Window Condition install missing screens,health and safety hazard | O |
| 1.5 | Living Room/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 |
| 4.5 | Other Rooms/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 |
| 8.7 | General Health and Safety/Other Interior Hazards install common area CO detector, Unit must have one carbon monoxide detector per level. | O |
| 2.7 | Kitchen/Wall Condition kitchen wall damaged and missing baseboards,repair | O |



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Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Isabel & Martin Gonzalez
1445 San Joaquin St
Richmond, CA 94804-4946

Property:
841 7TH ST
RICHMOND, CA 94801-2218-

PropID:
Client ID: 13069

Dear Owner/Agent,

This letter is to inform you that your property at **841 7TH ST RICHMOND, CA 94801-2218** failed the Housing Quality Standards (HQS) inspection on 03/05/2024.

A re-inspection has been scheduled for 04/12/2024 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> |
|-------------|---|---------------------|
| 6.2 | Building Exterior/Condition of Stairs, Rails, and Porches Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside | O |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls install handrails for interior staircase | O |
| 4.5 | Other Rooms/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. (all bedrooms) | O |
| 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. (all bedrooms) | O |
| 4.6 | Other Rooms/Celing Condition master bedroom ceiling peeling paint/plaster,repair | O |
| 8.7 | General Health and Safety/Other Interior Hazards common area co/smoke detectors inoperable, repair/replace | O |
| 2.11 | Kitchen/Refrigerator light inoperable,repair | O |
| 4.3 | Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. | O |
| 3.8 | Bathroom/Floor Condition floor sinking down in front of tub,evidence of water damage,repair | O |
| 7.4 | Heating and Plumbing/Water Heater properly install upper and lower hot water heater safety straps | O |



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3/14/2024

FAILED INSPECTION NOTICE

Gianna M Burns
2218 Spencer St
Napa, CA 94559

Property:
629 13TH ST Apt 1
RICHMOND, CA 94801-2729-

PropID:
Client ID: 16791

Dear Owner/Agent,

This letter is to inform you that your property at **629 13TH ST Apt 1 RICHMOND, CA 94801-2729** failed the Housing Quality Standards (HQS) inspection on 03/05/2024.

A re-inspection has been scheduled for 04/12/2024 between 09:00AM and 12:00PM.

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|-------------|--|---------------------|
| 4.5 | Other Rooms/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 |
| 2.10 | Kitchen/Stove or Range with Oven oven light inoperable,repair | O |
| 2.5 | Kitchen/Window Condition install screen on window above sink | O |



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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Kirk Schumacher
ACCESS PROPERTY MANAGEMENT
1185 Solano Ave
Albany, CA 94706

Property:
1924 HILL AVE
RICHMOND, CA 94801-2867-

PropID:
Client ID: 4137

Dear Owner/Agent,

This letter is to inform you that your property at **1924 HILL AVE RICHMOND, CA 94801-2867** failed the Housing Quality Standards (HQS) inspection on 03/05/2024.

A re-inspection has been scheduled for 04/12/2024 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> |
|-------------|--|---------------------|
| 3.3 | Bathroom/Electrical Hazards install Gfi outlet,safety hazard | O |
| 1.3 | Living Room/Electrical Hazards light switch inoperable,hallway and install cover on light fixture | O |
| 3.13 | Bathroom/Ventilation ventilation fan rusting/deteriorating,replace | O |
| 3.7 | Bathroom/Wall Condition wall behind sink water damaged,repair | O |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation | O |
| 4.4 | Other Rooms/Security no access to bedroom, door locked, must provide access at next inspection | O |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair | O |
| 7.4 | Heating and Plumbing/Water Heater No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. | O |
| 8.7 | General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. | O |



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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Kirk Schumacher
ACCESS PROPERTY MANAGEMENT
1185 Solano Ave
Albany, CA 94706

Property:
1934 HILL AVE
RICHMOND, CA 94801-2867-

PropID:
Client ID: 4137

Dear Owner/Agent,

This letter is to inform you that your property at **1934 HILL AVE RICHMOND, CA 94801-2867** failed the Housing Quality Standards (HQS) inspection on 03/05/2024.

A re-inspection has been scheduled for 04/12/2024 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> |
|-------------|---|---------------------|
| 2.3 | Kitchen/Electrical Hazards install Gfi outlet,safety hazard | O |
| 3.3 | Bathroom/Electrical Hazards install Gfi outlet ,safety hazard | O |
| 7.4 | Heating and Plumbing/Water Heater water heater discharge pipe must drain outside | O |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit 1. sink leaking,repair | O |
| | 2. Bath Sink Faucet Leakage/loose repair/replace | |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetaion | O |



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3/14/2024

FAILED INSPECTION NOTICE

Juan Humberto Tre Ayala
2351 Woodhill Dr
Pittsburg, CA 94565

Property:
426 4TH
RICHMOND, CA 94801-3004-

PropID:
Client ID: 17823

Dear Owner/Agent,

This letter is to inform you that your property at **426 4TH RICHMOND, CA 94801-3004** failed the Housing Quality Standards (HQS) inspection on 03/05/2024.

A re-inspection has been scheduled for 04/12/2024 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> |
|-------------|---|---------------------|
| 2.6 | Kitchen/Ceiling Condition remove black discoloration | O |
| 2.7 | Kitchen/Wall Condition remove black discoloration | O |
| 8.3 | General Health and Safety/Evidence of Infestation Exterminate for roaches. | O |
| 1.6 | Living Room/Ceiling Condition remove black discoloration | O |
| 3.12 | Bathroom/Tub or Shower 1. install overflow valve 2. recaulk around tub | O |
| 3.3 | Bathroom/Electrical Hazards fan/light inoperable,repair | O |
| 4.6 | Other Rooms/Celing Condition remove black discoloration | O |
| 4.3 | Other Rooms/Electrical Hazards remove black discoloration | O |
| 8.7 | General Health and Safety/Other Interior Hazards all windows in unit have excessive black discoloration, repair/remove | O |



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