



3/14/2024

FAILED INSPECTION NOTICE

Kwok Hung & Tina F Y Leung
16605 San Gabriel Ct
Morgan Hill, CA 95037

Property:
1444 MARIPOSA ST
RICHMOND, CA 94804-

PropID:
Client ID: 13414

Dear Owner/Agent,

This letter is to inform you that your property at **1444 MARIPOSA ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/07/2024.

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

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

Feng Jie Zhang
Windermere Rowland Realty
930 San Pablo Ave #A
Pinole, CA 94564

Property:
724 FLORIDA AVE
RICHMOND, CA 94804-

PropID:
Client ID: 16484

Dear Owner/Agent,

This letter is to inform you that your property at **724 FLORIDA AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/07/2024.

A re-inspection has been scheduled for 04/15/2024 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>
3.6	Bathroom/Ceiling Condition remove excessive black discoloration,repair	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
3.12	Bathroom/Tub or Shower 1. Tub/Shower Faucet Knob(s) Damaged / Missing. 2. tub overflow valve missing	O
2.7	Kitchen/Wall Condition walls peeling,repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
2.5	Kitchen/Window Condition window will not open/deteriorating, repair/replace	O
6.4	Building Exterior/Condition of Exterior Surfaces 1. kitchen exterior window frame deteriorating,replace 2. rear exterior of house has excessive peeling paint,repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
4.5	Other Rooms/Window Condition window is broken/will not open, replace	O
1.8	Living Room/Floor Condition tile broken,repair	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Frank Annicelli
Po Box 2013
Po Box 2013
Sausalito, CA 94966

Property:
5201 IMPERIAL AVE
RICHMOND, CA 94804-

PropID:
Client ID: 13232

Dear Owner/Agent,

This letter is to inform you that your property at **5201 IMPERIAL AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/07/2024.

A re-inspection has been scheduled for 04/15/2024 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>
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace	O

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Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Toby Bielawski
450 Boynton Ave
Berkeley, CA 94707

Property:
5616 SACRAMENTO AVE
RICHMOND, CA 94804-

PropID:
Client ID: 13247

Dear Owner/Agent,

This letter is to inform you that your property at **5616 SACRAMENTO AVE RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 03/07/2024.

A re-inspection has been scheduled for 04/15/2024 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>
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. upstairs	O

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3/14/2024

FAILED INSPECTION NOTICE

Manuel & Silvia Ledesma
2711 Lowell Ave
Richmond, CA 94804-1079

Property:
2703 LOWELL AVE
RICHMOND, CA 94804-1079-

PropID:
Client ID: 11720

Dear Owner/Agent,

This letter is to inform you that your property at **2703 LOWELL AVE RICHMOND, CA 94804-1079** **failed** the Housing Quality Standards (HQS) inspection on 03/07/2024.

A re-inspection has been scheduled for 04/15/2024 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>
4.7	Other Rooms/Wall Condition wall damaged,repair	O
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.	O
2.13	Kitchen/Space for Storage, Prep and Serving wall missing in cabinet under sink,repair	O
3.12	Bathroom/Tub or Shower Tub/Shower Enclosure Hazard needs replacement. deteriorating	O
2.8	Kitchen/Floor Condition flooring deteriorating, replace	O
1.6	Living Room/Ceiling Condition repair hole on ceiling	O
7.4	Heating and Plumbing/Water Heater 1. water heater shed evidence of water damage,repair 2. hot water heater pipes leaking,repair	O
7.2	Heating and Plumbing/Safety of Heating Equipment 1. heater inoperable, repair 2. heater full of dust, clean	O



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Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Martin L & Linda L Sanchez
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
3021 GARVIN AVE
RICHMOND, CA 94804-1333-

PropID:
Client ID: 11821

Dear Owner/Agent,

This letter is to inform you that your property at **3021 GARVIN AVE RICHMOND, CA 94804-1333** failed the Housing Quality Standards (HQS) inspection on 03/07/2024.

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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 install Gfi outlet	O
2.12	Kitchen/Sink sink rusting,repair	O

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3/14/2024

FAILED INSPECTION NOTICE

Cameron M Tre Moore
33 Edwin Dr
Kensington, CA 94707

Property:
608 24TH ST
RICHMOND, CA 94804-1402-

PropID:
Client ID: 16403

Dear Owner/Agent,

This letter is to inform you that your property at **608 24TH ST RICHMOND, CA 94804-1402** failed the Housing Quality Standards (HQS) inspection on 03/07/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.3	Other Rooms/Electrical Hazards outlet cover broken,replace	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
2.7	Kitchen/Wall Condition kitchen entry frame damaged,repair	O
1.8	Living Room/Floor Condition 1. floor damaged at entry to kitchen,repair 2. install transition strip	O
8.7	General Health and Safety/Other Interior Hazards install co detector in rear unit	O



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3/14/2024

FAILED INSPECTION NOTICE

Emily Yanyi He
3814 Seven Hills Rd
Castro Valley, CA 94546

Property:
2615 CHANSLOR AVE
RICHMOND, CA 94804-1925-

PropID:
Client ID: 13364

Dear Owner/Agent,

This letter is to inform you that your property at **2615 CHANSLOR AVE RICHMOND, CA 94804-1925** **failed** the Housing Quality Standards (HQS) inspection on 03/07/2024.

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<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 1. venthood light inoperable,repair 2. all burners must self-ignite	O
2.3	Kitchen/Electrical Hazards install Gfi outlet,safety hazard	O

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Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Ting Liu
Reagley Management
Po Box 70337
Richmond, CA 94807

Property:
2259 NORTSHORE DR
RICHMOND, CA 94804-2584-

PropID:
Client ID: 8770

Dear Owner/Agent,

This letter is to inform you that your property at **2259 NORTSHORE DR RICHMOND, CA 94804-2584** failed the Housing Quality Standards (HQS) inspection on 03/07/2024.

A re-inspection has been scheduled for 04/15/2024 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>
8.7	General Health and Safety/Other Interior Hazards install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical	O

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