



3/14/2024

FAILED INSPECTION NOTICE

Chi Chiu Lo
335 Rome St
San Francisco, CA 94112-3648

Property:
1929 LINCOLN AVE
RICHMOND, CA 94801-4208-

PropID:
Client ID: 4659

Dear Owner/Agent,

This letter is to inform you that your property at **1929 LINCOLN AVE RICHMOND, CA 94801-4208** **failed** the Housing Quality Standards (HQS) inspection on 03/08/2024.

A re-inspection has been scheduled for 04/16/2024 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>
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom/basement flooring deteriorating,replace	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement	O
6.3	Building Exterior/Condition of Roof and Gutters rear gutters pulling down,clogged, not connected to downspout,repair/replace	O
8.4	General Health and Safety/Garbage and Debris Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring inside the unit, in common areas, or outside must be removed.	O
2.5	Kitchen/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. install screen in dining room	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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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

Heather Jeanne Rogers
1645 Candace Way
Los Altos, CA 94024

Property:
3568 MORNINGSIDE DR
RICHMOND, CA 94803-

PropID:
Client ID: 17645

Dear Owner/Agent,

This letter is to inform you that your property at **3568 MORNINGSIDE DR RICHMOND, CA 94803** **failed** the Housing Quality Standards (HQS) inspection on 03/08/2024.

A re-inspection has been scheduled for 04/16/2024 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>
3.3	Bathroom/Electrical Hazards install Gfi outlets ,safety hazard	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.	O
4.4	Other Rooms/Security remove exterior pad lock from bedroom door, safety hazard	T
8.1	General Health and Safety/Access to Unit garage exit door blocked, safety hazard	T
2.3	Kitchen/Electrical Hazards install Gfi outlets,safety hazard	O



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3/14/2024

FAILED INSPECTION NOTICE

Brent D Andersen
3181 Marble Canyon Pl
San Ramon, CA 94582

Property:
5680 TORREY PINE CT
RICHMOND, CA 94803-

PropID:
Client ID: 13230

Dear Owner/Agent,

This letter is to inform you that your property at **5680 TORREY PINE CT RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 03/08/2024.

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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 replace deteriorating drip pans	O
8.10	General Health and Safety/Site and Neighborhood Conditions repair damaged fence rear side yard	O

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3/14/2024

FAILED INSPECTION NOTICE

Jorge Luis Palacios
5141 Rain Cloud Dr
El Sobrante, CA 94803-2618

Property:
5140 RAIN CLOUD DR
RICHMOND, CA 94803-2633-

PropID:
Client ID: 10741

Dear Owner/Agent,

This letter is to inform you that your property at **5140 RAIN CLOUD DR RICHMOND, CA 94803-2633** **failed** the Housing Quality Standards (HQS) inspection on 03/08/2024.

A re-inspection has been scheduled for 04/16/2024 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>
3.3	Bathroom/Electrical Hazards install Gfi outlets, all bathrooms	O
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling install air filter for air intake vent	O
7.4	Heating and Plumbing/Water Heater install Earthquake safety straps, needed on top and bottom.	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed,repair, upstairs hall bath	O
4.8	Other Rooms/Floor Condition master bedroom floor buckled/sinking, repair	O



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3/14/2024

FAILED INSPECTION NOTICE

Charles & Jiamin L Zhou
1687 Geary Rd
Walnut Creek, CA 94597-2519

Property:
5711 AMEND RD
RICHMOND, CA 94803-2638-

PropID:
Client ID: 12219

Dear Owner/Agent,

This letter is to inform you that your property at **5711 AMEND RD RICHMOND, CA 94803-2638** failed the Housing Quality Standards (HQS) inspection on 03/08/2024.

A re-inspection has been scheduled for 04/16/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector downstairs	O
5.2	Secondary Rooms/Security garage exit door has large gaps,repair	O

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3/14/2024

FAILED INSPECTION NOTICE

Kurt Eugene Worthington
1637 Channing Way
Berkeley, CA 94703-1651

Property:
5504 CONESTOGA WAY
RICHMOND, CA 94803-3839-

PropID:
Client ID: 12198

Dear Owner/Agent,

This letter is to inform you that your property at **5504 CONESTOGA WAY RICHMOND, CA 94803-3839** **failed** the Housing Quality Standards (HQS) inspection on 03/08/2024.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation	O
3.8	Bathroom/Floor Condition master bathroom flooring has evidence of water damage, repair/replace	O
3.12	Bathroom/Tub or Shower 1, master bathroom shower door will not open and close as designed,repair 2. recaulk around tub (master) 3. hallway bath upstairs tub diverter not working as designed,repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet running constanty in downstairs bathroom	O
4.6	Other Rooms/Celing Condition downstairs bedroom ceiling has evidence of water damage,discoloration,repair	O



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3/14/2024

FAILED INSPECTION NOTICE

Ba Van Luong
1072 Victoria Park
Hercules, CA 94804

Property:
3716 WALLER AVE Apt LOWER
RICHMOND, CA 94804-3329-

PropID:
Client ID: 17236

Dear Owner/Agent,

This letter is to inform you that your property at **3716 WALLER AVE Apt LOWER RICHMOND, CA 94804-3329** failed the Housing Quality Standards (HQS) inspection on 03/08/2024.

A re-inspection has been scheduled for 04/15/2024 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 outlets,safety hazard	O
3.12	Bathroom/Tub or Shower tub peeling paint,repair/resurface	O
3.13	Bathroom/Ventilation vent fan rusting/peeling, deteriorating, replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation	O
8.4	General Health and Safety/Garbage and Debris clean front of unit ,excessive trash	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke and co detectors	O



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