



3/14/2024

FAILED INSPECTION NOTICE

Xiang Ping Zhou
5730 Cloverly Ave
Temple City, CA 91780-2551

Property:
225 CIVIC CENTER ST
RICHMOND, CA 94804-1816-

PropID:
Client ID: 11236

Dear Owner/Agent,

This letter is to inform you that your property at **225 CIVIC CENTER ST RICHMOND, CA 94804-1816** **failed** the Housing Quality Standards (HQS) inspection on 03/11/2024.

A re-inspection has been scheduled for 04/15/2024 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>
8.10	General Health and Safety/Site and Neighborhood Conditions exterior rear light fixture inoperable,repair	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

John Jay Phipps
Po Box 1580
El Cerrito, CA 94530

Property:
557 S 22ND ST
RICHMOND, CA 94804-3901-

PropID:
Client ID: 17379

Dear Owner/Agent,

This letter is to inform you that your property at **557 S 22ND ST RICHMOND, CA 94804-3901** failed the Housing Quality Standards (HQS) inspection on 03/11/2024.

A re-inspection has been scheduled for 04/15/2024 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.7	Bathroom/Wall Condition evidence of water damage,repair	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
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
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.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
1.6	Living Room/Ceiling Condition evidence of cracking,repair	O
2.1	Kitchen/Kitchen Area Present all burners must self-ignite	O
8.10	General Health and Safety/Site and Neighborhood Conditions clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation	O

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Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Jose Cecilio Rodriguez
425 S 21St St
Richmond, CA 94804-2718

Property:
601 S 24TH ST
RICHMOND, CA 94804-3921-

PropID:
Client ID: 8084

Dear Owner/Agent,

This letter is to inform you that your property at **601 S 24TH ST RICHMOND, CA 94804-3921** failed the Housing Quality Standards (HQS) inspection on 03/11/2024.

A re-inspection has been scheduled for 04/15/2024 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>
1.4	Living Room/Security front door weatherstripping deteriorating,replace	O
2.11	Kitchen/Refrigerator light inside inoperable,repair	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
4.5	Other Rooms/Window Condition window deteriorating,missing screen, repair/replace	O
1.3	Living Room/Electrical Hazards hallway light fixture inoperable,repair	O
1.6	Living Room/Ceiling Condition hallway ceiling black,repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside	O



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Residential Rental Inspections Program



3/14/2024

FAILED INSPECTION NOTICE

Gerard Boulanger
453 Tucker St
Ashland, OR 97520-1531

Property:
1359 MONTEREY ST
RICHMOND, CA 94804-4942-

PropID:
Client ID: 11925

Dear Owner/Agent,

This letter is to inform you that your property at **1359 MONTEREY ST RICHMOND, CA 94804-4942** **failed** the Housing Quality Standards (HQS) inspection on 03/11/2024.

A re-inspection has been scheduled for 04/15/2024 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>
3.12	Bathroom/Tub or Shower tub rusting,repair	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
8.7	General Health and Safety/Other Interior Hazards install common area co detector in down common area	O
7.4	Heating and Plumbing/Water Heater install proper Earthquake straps needed on top and bottom. and installed to studs on wall	O



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