



3/27/2024

**FAILED INSPECTION NOTICE**

Su Ping Gong  
1337 Geneva Ave  
San Francisco, CA 94112-3834

Property:  
928 VENTURA ST  
RICHMOND, CA 94805-1033-

PropID:  
Client ID: 12632

Dear Owner/Agent,

This letter is to inform you that your property at **928 VENTURA ST RICHMOND, CA 94805-1033** failed the Housing Quality Standards (HQS) inspection on 03/19/2024.

**A re-inspection has been scheduled for 04/26/2024 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>
2.3	Kitchen/Electrical Hazards Install Gfi outlet next to sink	O
8.7	General Health and Safety/Other Interior Hazards Co detector inoperable, repair	O
4.5	Other Rooms/Window Condition 1.Rear bedroom screen Window must be openable and remain open without props.	O
3.8	Bathroom/Floor Condition Rear bathroom flooring deteriorating, replace	O
3.3	Bathroom/Electrical Hazards Install Gfi outlets in both bathrooms	O
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	O



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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