



3/27/2024

**FAILED INSPECTION NOTICE**

Peter Dang  
97 Skyline Dr  
Daly City, CA 94116

Property:  
3435 LOWELL AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 17252

Dear Owner/Agent,

This letter is to inform you that your property at **3435 LOWELL AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/22/2024.

**A re-inspection has been scheduled for 04/25/2024 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>
3.12	Bathroom/Tub or Shower	O
	1. Tub peeling,repair	
	2. Replace deteriorating overflow valve	
	3. Recalls around tub	
1.6	Living Room/Ceiling Condition	O
	Ceiling cracking, repair	



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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