



4/14/2025

FAILED INSPECTION NOTICE

Charlotte Wilson
Patterson Shirley
3641 Perada Dr
Walnut Creek, CA 94598

Property:
1538 MARIPOSA ST
RICHMOND, CA 94804-5016-

PropID:
Client ID: 2761

Dear Owner/Agent,

This letter is to inform you that your property at **1538 MARIPOSA ST RICHMOND, CA 94804-5016** **failed** the Housing Quality Standards (HQS) inspection on 03/28/2025.

A re-inspection has been scheduled for 05/19/2025 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.



4/14/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.9	General Health and Safety/Interior Air Quality Poor interior air quality inside of unit, tenant to address housekeeping	T
1.5	Living Room/Window Condition Tenant to clean discoloration and cobwebs from windows	T
1.7	Living Room/Wall Condition Tenant to clean discoloration/dirt off walls	T
2.11	Kitchen/Refrigerator Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator	T
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Tenant to clean discoloration inside and outside of toilet	T
3.8	Bathroom/Floor Condition Tenant to clean excessive discoloring on bathroom floor	T
5.4	Secondary Rooms/Other Potential Hazardous Features Owner to address peeling paint on ceiling in front sun room	O
4.4	Other Rooms/Security Remove keyed deadbolt from door and install regular turn style knob without key lock	T
4.5	Other Rooms/Window Condition Tenant to clean discoloration and cobwebs from window	T
2.5	Kitchen/Window Condition Tenant to clean discoloration from kitchen window	T

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



4/14/2025

FAILED INSPECTION NOTICE

Charlotte Wilson
Patterson Shirley
3641 Perada Dr
Walnut Creek, CA 94598

Property:
1540 MARIPOSA ST
RICHMOND, CA 94804-5016-

PropID:
Client ID: 2761

Dear Owner/Agent,

This letter is to inform you that your property at **1540 MARIPOSA ST RICHMOND, CA 94804-5016** **failed** the Housing Quality Standards (HQS) inspection on 03/28/2025.

A re-inspection has been scheduled for 05/19/2025 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>
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard	T
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Vanity drawers off track, repair	O
4.4	Other Rooms/Security Remove keyed entry lock from left bedroom door	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



4/14/2025

FAILED INSPECTION NOTICE

Xiaofan Meng
1220 Everett St
El Cerrito, CA 94530

Property:
94 ROCKPORT CT
RICHMOND, CA 94804-7489-

PropID:
Client ID: 6103

Dear Owner/Agent,

This letter is to inform you that your property at **94 ROCKPORT CT RICHMOND, CA 94804-7489** **failed** the Housing Quality Standards (HQS) inspection on 03/28/2025.

A re-inspection has been scheduled for 05/19/2025 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>
1.3	Living Room/Electrical Hazards Replace cracked receptacle located underneath thermostat	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink in right bedroom 1- Left side has defective stop, replace or repair 2- Right sink makes loud noise when hot water is cut on, 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