



4/6/2022

FAILED INSPECTION NOTICE

Tomas Torres
229 Willow Ave
South San Francis, CO 94080

Property:
3009 LOWELL AVE
RICHMOND, CA 94804-

PropID:
Client ID: 15071

Dear Owner/Agent,

This letter is to inform you that your property at **3009 LOWELL AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 04/04/2022.

A re-inspection has been scheduled for 05/10/2022 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>
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior outlet cover	O
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)	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 regardig the items, the "tenant" responsible points will be added to the owner's total.

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



4/6/2022

FAILED INSPECTION NOTICE

Derek De Han
1212 Everett St
El Cerrito, CA 94530

Property:
729 S 49TH ST
RICHMOND, CA 94804-4426-

PropID:
Client ID: 12472

Dear Owner/Agent,

This letter is to inform you that your property at **729 S 49TH ST RICHMOND, CA 94804-4426** failed the Housing Quality Standards (HQS) inspection on 04/04/2022.

A re-inspection has been scheduled for 05/10/2022 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>
4.4	Other Rooms/Security Remove keyed lock from interior door	O
3.12	Bathroom/Tub or Shower Repair leaking control knobs; repair defective shower to function properly	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Seat needs repair/replacement.	O
2.12	Kitchen/Sink Correct low water pressure	O
2.8	Kitchen/Floor Condition Repair damaged tile	O



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Sincerely,

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Residential Rental Inspections Program



4/6/2022

FAILED INSPECTION NOTICE

Lap Nhon Chea
38806 Rosegate Ter
Fremont, CA 94536

Property:
5902 ALAMEDA AVE
RICHMOND, CA 94804-4874-

PropID:
Client ID: 14743

Dear Owner/Agent,

This letter is to inform you that your property at **5902 ALAMEDA AVE RICHMOND, CA 94804-4874** **failed** the Housing Quality Standards (HQS) inspection on 04/04/2022.

A re-inspection has been scheduled for 05/10/2022 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>
3.12	Bathroom/Tub or Shower Re-caulk around tub; repair leaking faucet	O
3.7	Bathroom/Wall Condition Repair damaged area near tub	O
3.8	Bathroom/Floor Condition Repair soft spot in flooring	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - 2nd floor	O
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.	O
8.4	General Health and Safety/Garbage and Debris Remove garbage and debris	T



4/6/2022

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



4/6/2022

FAILED INSPECTION NOTICE

Lap Nhon Chea
38806 Rosegate Ter
Fremont, CA 94536

Property:
5900 ALAMEDA AVE Apt REAR
RICHMOND, CA 94804-4874-

PropID:
Client ID: 14743

Dear Owner/Agent,

This letter is to inform you that your property at **5900 ALAMEDA AVE Apt REAR RICHMOND, CA 94804-4874** failed the Housing Quality Standards (HQS) inspection on 04/04/2022.

A re-inspection has been scheduled for 05/10/2022 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>
4.4	Other Rooms/Security Remove keyed lock from interior door - fire hazard	O
1.6	Living Room/Ceiling Condition Make free of peeling paint	O
2.10	Kitchen/Stove or Range with Oven Repair inoperable burner	O
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.	O



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Residential Rental Inspections Program



4/6/2022

FAILED INSPECTION NOTICE

George M & Belinda Sterling
510 Carrick Ct
Hayward, CA 94542

Property:
5802 MADISON AVE
RICHMOND, CA 94804-4885-

PropID:
Client ID: 7417

Dear Owner/Agent,

This letter is to inform you that your property at **5802 MADISON AVE RICHMOND, CA 94804-4885** **failed** the Housing Quality Standards (HQS) inspection on 04/04/2022.

A re-inspection has been scheduled for 05/10/2022 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>
2.5	Kitchen/Window Condition Investigate and remove black organic substance from sill (All rooms)	O
2.10	Kitchen/Stove or Range with Oven All burners must self ignite; repair damaged oven door	O
4.5	Other Rooms/Window Condition Investigate and remove black organic substance	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



4/6/2022

FAILED INSPECTION NOTICE

Jessica Silvia Martins
5451 San Pablo Dam Rd
El Sobrante, CA 94803

Property:
1320 CARLSON BLVD
RICHMOND, CA 94804-4928-

PropID:
Client ID: 15492

Dear Owner/Agent,

This letter is to inform you that your property at **1320 CARLSON BLVD RICHMOND, CA 94804-4928** **failed** the Housing Quality Standards (HQS) inspection on 04/04/2022.

A re-inspection has been scheduled for 05/10/2022 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 Repair damaged light fixture	O
2.10	Kitchen/Stove or Range with Oven Repair inoperable oven	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

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Residential Rental Inspections Program



4/6/2022

FAILED INSPECTION NOTICE

Charles J Wright
2655 Appian Way
Pinole, CA 94564-2202

Property:
1208 SANTA CLARA ST
RICHMOND, CA 94804-4949-

PropID:
Client ID: 4104

Dear Owner/Agent,

This letter is to inform you that your property at **1208 SANTA CLARA ST RICHMOND, CA 94804-4949** **failed** the Housing Quality Standards (HQS) inspection on 04/04/2022.

A re-inspection has been scheduled for 05/10/2022 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 Correct low water pressure and defective shower	O
2.10	Kitchen/Stove or Range with Oven Repair inoperable range hood	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/6/2022

FAILED INSPECTION NOTICE

Charles J Wright
2655 Appian Way
Pinole, CA 94564-2202

Property:
1210 SANTA CLARA ST
RICHMOND, CA 94804-4949-

PropID:
Client ID: 4104

Dear Owner/Agent,

This letter is to inform you that your property at **1210 SANTA CLARA ST RICHMOND, CA 94804-4949** **failed** the Housing Quality Standards (HQS) inspection on 04/04/2022.

A re-inspection has been scheduled for 05/10/2022 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>
4.5	Other Rooms/Window Condition Adjust window to lock properly	O
2.12	Kitchen/Sink Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink	O
5.2	Secondary Rooms/Security Install thumb turn deadbolt lock on doors leading to exit (Laundry room)	O



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4/6/2022

FAILED INSPECTION NOTICE

Nathan E & Ilona N Clark
2814 Loyola Ave
Richmond, CA 94401-4178

Property:
1511 SANTA CLARA ST
RICHMOND, CA 94804-5036-

PropID:
Client ID: 7485

Dear Owner/Agent,

This letter is to inform you that your property at **1511 SANTA CLARA ST RICHMOND, CA 94804-5036** **failed** the Housing Quality Standards (HQS) inspection on 04/04/2022.

A re-inspection has been scheduled for 05/10/2022 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>
2.10	Kitchen/Stove or Range with Oven Repair defective range	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/6/2022

FAILED INSPECTION NOTICE

Nathan E & Ilona N Clark
2814 Loyola Ave
Richmond, CA 94401-4178

Property:
1513 SANTA CLARA ST
RICHMOND, CA 94804-5036-

PropID:
Client ID: 7485

Dear Owner/Agent,

This letter is to inform you that your property at **1513 SANTA CLARA ST RICHMOND, CA 94804-5036** **failed** the Housing Quality Standards (HQS) inspection on 04/04/2022.

A re-inspection has been scheduled for 05/10/2022 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>
2.12	Kitchen/Sink Repair inoperable garbage disposal	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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