



5/2/2022

FAILED INSPECTION NOTICE

Heike D Lemos
6128 Plymouth Ave
Richmond, CA 94805

Property:
4318 FRAN WAY
RICHMOND, CA 94803-1926-

PropID:
Client ID: 5616

Dear Owner/Agent,

This letter is to inform you that your property at **4318 FRAN WAY RICHMOND, CA 94803-1926** failed the Housing Quality Standards (HQS) inspection on 04/15/2022.

A re-inspection has been scheduled for 06/03/2022 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>
2.7	Kitchen/Wall Condition Repair large cracks	O
4.6	Other Rooms/Celing Condition Investigate and remove black organic substance (2nd floor)	O
6.3	Building Exterior/Condition of Roof and Gutters Investigate and repair roof leak	O
8.7	General Health and Safety/Other Interior Hazards Replace inoperable carbon monoxide detector - 2nd floor hall	O
3.1	Bathroom/Bathroom Present Repair damaged shower tiles - 1st floor	O
1.4	Living Room/Security Replace damaged thumb turn lock	O
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence in backyard	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



5/2/2022

FAILED INSPECTION NOTICE

Laura Jane Thomas
2822 Jo Ann Dr
Richmond, CA 94806-2717

Property:
256 S 12TH ST
RICHMOND, CA 94804-2415-

PropID:
Client ID: 4284

Dear Owner/Agent,

This letter is to inform you that your property at **256 S 12TH ST RICHMOND, CA 94804-2415** failed the Housing Quality Standards (HQS) inspection on 04/15/2022.

A re-inspection has been scheduled for 06/03/2022 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.1	Building Exterior/Condition of Foundation Replace damaged foundation vent covers	O
6.3	Building Exterior/Condition of Roof and Gutters Secure loose downspout; replace missing elbow	O
4.4	Other Rooms/Security Remove keyed lock from interior door	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit	O



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Sincerely,

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Residential Rental Inspections Program



5/2/2022

FAILED INSPECTION NOTICE

Janice Yan
5530 Modoc Ave #5
Richmond, CA 94804

Property:
5532 MODOC AVE
RICHMOND, CA 94804-5240-

PropID:
Client ID: 6251

Dear Owner/Agent,

This letter is to inform you that your property at **5532 MODOC AVE RICHMOND, CA 94804-5240** failed the Housing Quality Standards (HQS) inspection on 04/15/2022.

A re-inspection has been scheduled for 06/03/2022 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>
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.	O

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Residential Rental Inspections Program



5/2/2022

FAILED INSPECTION NOTICE

Susan M Purbaugh
724 Masonic Ave
Albany, CA 94706

Property:
6130 SUTTER AVE Apt 2
RICHMOND, CA 94804-5350-

PropID:
Client ID: 6827

Dear Owner/Agent,

This letter is to inform you that your property at **6130 SUTTER AVE Apt 2 RICHMOND, CA 94804-5350** **failed** the Housing Quality Standards (HQS) inspection on 04/15/2022.

A re-inspection has been scheduled for 06/03/2022 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>
6.1	Building Exterior/Condition of Foundation Seal all holes and gaps in foundation	O
8.4	General Health and Safety/Garbage and Debris Remove debris from yard	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



5/2/2022

FAILED INSPECTION NOTICE

Susan M Purbaugh
724 Masonic Ave
Albany, CA 94706

Property:
6130 SUTTER AVE Apt 1
RICHMOND, CA 94804-5350-

PropID:
Client ID: 6827

Dear Owner/Agent,

This letter is to inform you that your property at **6130 SUTTER AVE Apt 1 RICHMOND, CA 94804-5350** **failed** the Housing Quality Standards (HQS) inspection on 04/15/2022.

A re-inspection has been scheduled for 06/03/2022 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.1	Building Exterior/Condition of Foundation Replace damaged foundation vent covers	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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5/2/2022

FAILED INSPECTION NOTICE

Andrei & Crystelle Wallace
Bartels Property Management
12996 San Pablo Ave
Richmond, CA 94805

Property:
5303 COLUMBIA
RICHMOND, CA 94804-5405-

PropID:
Client ID: 4107

Dear Owner/Agent,

This letter is to inform you that your property at **5303 COLUMBIA RICHMOND, CA 94804-5405** failed the Housing Quality Standards (HQS) inspection on 04/15/2022.

A re-inspection has been scheduled for 06/03/2022 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair inoperable heating unit	O
2.10	Kitchen/Stove or Range with Oven Repair inoperable burner; repair inoperable range hood filter	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



5/2/2022

FAILED INSPECTION NOTICE

Joanne M Villani
5705 Santa Cruz Ave
Richmond, CA 94804

Property:
5911 PANAMA AVE
RICHMOND, CA 94804-5523-

PropID:
Client ID: 7439

Dear Owner/Agent,

This letter is to inform you that your property at **5911 PANAMA AVE RICHMOND, CA 94804-5523** **failed** the Housing Quality Standards (HQS) inspection on 04/15/2022.

A re-inspection has been scheduled for 06/03/2022 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>
2.10	Kitchen/Stove or Range with Oven Repair inoperable range hood filter	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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