



5/2/2022

FAILED INSPECTION NOTICE

Marjorie Laverne Stevens
12996 San Pablo Ave
Richmond, CA 94805

Property:
930 20TH ST
RICHMOND, CA 94801-2521-

PropID:
Client ID: 3010

Dear Owner/Agent,

This letter is to inform you that your property at **930 20TH ST RICHMOND, CA 94801-2521** failed the Housing Quality Standards (HQS) inspection on 04/19/2022.

A re-inspection has been scheduled for 05/31/2022 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> |
|-------------|--|---------------------|
| 3.3 | Bathroom/Electrical Hazards Secure loose GFI outlet | 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



5/2/2022

FAILED INSPECTION NOTICE

Marjorie Laverne Stevens
12996 San Pablo Ave
Richmond, CA 94805

Property:
916 20TH ST
RICHMOND, CA 94801-2521-

PropID:
Client ID: 3010

Dear Owner/Agent,

This letter is to inform you that your property at **916 20TH ST RICHMOND, CA 94801-2521** failed the Housing Quality Standards (HQS) inspection on 04/19/2022.

A re-inspection has been scheduled for 05/31/2022 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> |
|-------------|---|---------------------|
| 3.13 | Bathroom/Ventilation Secure bathroom ventilation cover | O |
| 3.12 | Bathroom/Tub or Shower Re-caulk around tub area | O |
| 2.8 | Kitchen/Floor Condition Repair damaged tiles; seal gaps between floor and cabinets | O |

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Sincerely,

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Residential Rental Inspections Program



5/2/2022

FAILED INSPECTION NOTICE

Ling Jiang
3327 Parkgate Ct
Richmond, CA 94806

Property:
639 12TH ST
RICHMOND, CA 94801-2725-

PropID:
Client ID: 12031

Dear Owner/Agent,

This letter is to inform you that your property at **639 12TH ST RICHMOND, CA 94801-2725** failed the Housing Quality Standards (HQS) inspection on 04/19/2022.

A re-inspection has been scheduled for 05/31/2022 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 Window must be openable and remain open without props (rear) | O |
| 4.10 | Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. | O |
| 8.7 | General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall | O |



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FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/2/2022

FAILED INSPECTION NOTICE

28-30Th 6Th Street, Llc
1486 Rose St
Berkeley, CA 94702

Property:
30 6TH ST Apt A
RICHMOND, CA 94801-3555-

PropID:
Client ID: 15875

Dear Owner/Agent,

This letter is to inform you that your property at **30 6TH ST Apt A RICHMOND, CA 94801-3555** failed the Housing Quality Standards (HQS) inspection on 04/19/2022.

A re-inspection has been scheduled for 05/31/2022 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> |
|-------------|--|---------------------|
| 3.6 | Bathroom/Ceiling Condition Investigate and remove black organic substance | O |
| 4.4 | Other Rooms/Security Remove keyed locks from interior doors | O |
| 4.6 | Other Rooms/Celing Condition Investigate and remove black organic substance | O |
| 6.3 | Building Exterior/Condition of Roof and Gutters Ext. = Roof Leaking at Upstairs Bedroom - repair | O |
| 4.10 | Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. | O |
| 8.7 | General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall | O |



5/2/2022

FAILED INSPECTION NOTICE

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



5/2/2022

FAILED INSPECTION NOTICE

28-30Th 6Th Street, Llc
1486 Rose St
Berkeley, CA 94702

Property:
28 6TH ST Apt C
RICHMOND, CA 94801-3555-

PropID:
Client ID: 15875

Dear Owner/Agent,

This letter is to inform you that your property at **28 6TH ST Apt C RICHMOND, CA 94801-3555** failed the Housing Quality Standards (HQS) inspection on 04/19/2022.

A re-inspection has been scheduled for 05/31/2022 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> |
|-------------|--|---------------------|
| 8.1 | General Health and Safety/Access to Unit Install unit signage | O |
| 2.10 | Kitchen/Stove or Range with Oven Remove foil - fire hazard | T |

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

Daniel P & Teri Marie Meister
928 S Easthills Dr
W Covina, CA 91791-3464

Property:
115 CASTRO ST
RICHMOND, CA 94801-3844-

PropID:
Client ID: 7282

Dear Owner/Agent,

This letter is to inform you that your property at **115 CASTRO ST RICHMOND, CA 94801-3844** failed the Housing Quality Standards (HQS) inspection on 04/19/2022.

A re-inspection has been scheduled for 05/31/2022 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> |
|-------------|--|---------------------|
| 6.4 | Building Exterior/Condition of Exterior Surfaces Repair damaged sections of fence | O |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions Remove excessive foliage | O |

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Residential Rental Inspections Program



5/2/2022

FAILED INSPECTION NOTICE

Elizabeth Koller
808 Oxford St
Berkeley, CA 94707-2014

Property:
318 WASHINGTON AVE
RICHMOND, CA 94801-3904-

PropID:
Client ID: 7024

Dear Owner/Agent,

This letter is to inform you that your property at **318 WASHINGTON AVE RICHMOND, CA 94801-3904** **failed** the Housing Quality Standards (HQS) inspection on 04/19/2022.

A re-inspection has been scheduled for 05/31/2022 between 01:00PM and 04:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 3.12 | Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged - repair | O |

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/2/2022

FAILED INSPECTION NOTICE

Bin Hong
5261 Arezzo Dr
San Jose, CA 95138-2204

Property:
142 SCHOONER CT
RICHMOND, CA 94804-7412-

PropID:
Client ID: 10713

Dear Owner/Agent,

This letter is to inform you that your property at **142 SCHOONER CT RICHMOND, CA 94804-7412** **failed** the Housing Quality Standards (HQS) inspection on 04/19/2022.

A re-inspection has been scheduled for 06/03/2022 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> |
|-------------|---|---------------------|
| 2.3 | Kitchen/Electrical Hazards Repair inoperable light fixture | O |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit Toilet constantly runs - repair (Master | O |

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