



5/2/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
459 5TH ST
RICHMOND, CA 94801-3005-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **459 5TH ST RICHMOND, CA 94801-3005** failed the Housing Quality Standards (HQS) inspection on 04/17/2023.

A re-inspection has been scheduled for 05/31/2023 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/ damage garage with rotted framing and peeling paint (backyard)	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



5/2/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
709 VIRGINIA AVE
RICHMOND, CA 94804-2343-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **709 VIRGINIA AVE RICHMOND, CA 94804-2343** **failed** the Housing Quality Standards (HQS) inspection on 04/17/2023.

A re-inspection has been scheduled for 05/31/2023 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>
1.3	Living Room/Electrical Hazards open ground outlet X2	O
3.6	Bathroom/Ceiling Condition repair/ black organic substance on ceilings and walls	O
7.4	Heating and Plumbing/Water Heater no access screw blocking door	

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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FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
5229 IMPERIAL AVE
RICHMOND, CA 94804-5109-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **5229 IMPERIAL AVE RICHMOND, CA 94804-5109** **failed** the Housing Quality Standards (HQS) inspection on 04/17/2023.

A re-inspection has been scheduled for 05/31/2023 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>
5.3	Secondary Rooms/Electrical Hazards replace/missing outlet cover (Landry room)	O
7.2	Heating and Plumbing/Safety of Heating Equipment prv not connected must properly drain repair/ flue pipe not connected must be properly connected repair/ water heater missing earthquake straps	O

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FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4000 NEVIN AVE
RICHMOND, CA 94805-2239-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4000 NEVIN AVE RICHMOND, CA 94805-2239** failed the Housing Quality Standards (HQS) inspection on 04/17/2023.

A re-inspection has been scheduled for 05/31/2023 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>
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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.

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FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
600 THOMAS DR
RICHMOND, CA 94806-1775-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **600 THOMAS DR RICHMOND, CA 94806-1775** failed the Housing Quality Standards (HQS) inspection on 04/17/2023.

A re-inspection has been scheduled for 05/31/2023 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 stove/missing knob repair/ALL BURNERS MUST SELF IGNITNE	O
3.12	Bathroom/Tub or Shower REPAIR/ LOOSE SHOWER HANDEL(hall)	O
4.10	Other Rooms/Smoke Detectors missing smoke detector/REAR RIGHT	O
4.4	Other Rooms/Security remove key locked entry bed X3	O



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5/2/2023

FAILED INSPECTION NOTICE

Gamini & Jayantha Randeni
624 Key Route Blvd
Albany, CA 94706-1423

Property:
1040 SUMMER LN
RICHMOND, CA 94806-2088-

PropID:
Client ID: 8594

Dear Owner/Agent,

This letter is to inform you that your property at **1040 SUMMER LN RICHMOND, CA 94806-2088** **failed** the Housing Quality Standards (HQS) inspection on 04/17/2023.

A re-inspection has been scheduled for 05/30/2023 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 replace/ tub diverter not working as designed (2nd floor hall)	O

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5/2/2023

FAILED INSPECTION NOTICE

Rosemary Hoang
9461 Wellington Cir
Windsor, CA 95492-8511

Property:
2951 GOMER DR
RICHMOND, CA 94806-2652-

PropID:
Client ID: 7314

Dear Owner/Agent,

This letter is to inform you that your property at **2951 GOMER DR RICHMOND, CA 94806-2652** failed the Housing Quality Standards (HQS) inspection on 04/17/2023.

A re-inspection has been scheduled for 05/30/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/ base loose (hall)	O
4.3	Other Rooms/Electrical Hazards open ground outlet (left rear center bed)	O

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