



5/15/2023

**FAILED INSPECTION NOTICE**

Zuyue Zhao  
3620 Barrett Ave  
Richmond, CA 94805

Property:  
5728 ALAMEDA AVE Apt 1  
RICHMOND, CA 94804-4823-

PropID:  
Client ID: 1703

Dear Owner/Agent,

This letter is to inform you that your property at **5728 ALAMEDA AVE Apt 1 RICHMOND, CA 94804-4823** failed the Housing Quality Standards (HQS) inspection on 04/25/2023.

**A re-inspection has been scheduled for 06/19/2023 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O



5/15/2023

**FAILED INSPECTION NOTICE**

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



5/15/2023

**FAILED INSPECTION NOTICE**

Zuyue Zhao  
3620 Barrett Ave  
Richmond, CA 94805

Property:  
5728 ALAMEDA AVE Apt 2  
RICHMOND, CA 94804-4823-

PropID:  
Client ID: 1703

Dear Owner/Agent,

This letter is to inform you that your property at **5728 ALAMEDA AVE Apt 2 RICHMOND, CA 94804-4823** failed the Housing Quality Standards (HQS) inspection on 04/25/2023.

**A re-inspection has been scheduled for 06/19/2023 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>
1.6	Living Room/Ceiling Condition evidence of water damage,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

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



5/15/2023

**FAILED INSPECTION NOTICE**

Kathryn C Clagett & Paul D Haxo  
5 Arlington Ln  
Kensington, CA 94707

Property:  
5629 CARLOS AVE Apt C  
RICHMOND, CA 94804-4852-

PropID:  
Client ID: 5898

Dear Owner/Agent,

This letter is to inform you that your property at **5629 CARLOS AVE Apt C RICHMOND, CA 94804-4852** **failed** the Housing Quality Standards (HQS) inspection on 04/25/2023.

**A re-inspection has been scheduled for 06/19/2023 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>
6.3	Building Exterior/Condition of Roof and Gutters room trim has excessive peeling paint	O
7.2	Heating and Plumbing/Safety of Heating Equipment heater inoperable	O
3.7	Bathroom/Wall Condition wall peeling paint between toilet/tub	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



5/15/2023

**FAILED INSPECTION NOTICE**

Kathryn C Clagett & Paul D Haxo  
5 Arlington Ln  
Kensington, CA 94707

Property:  
5629 CARLOS AVE Apt E  
RICHMOND, CA 94804-4852-

PropID:  
Client ID: 5898

Dear Owner/Agent,

This letter is to inform you that your property at **5629 CARLOS AVE Apt E RICHMOND, CA 94804-4852** **failed** the Housing Quality Standards (HQS) inspection on 04/25/2023.

**A re-inspection has been scheduled for 06/19/2023 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>
6.3	Building Exterior/Condition of Roof and Gutters roof trim excessive peeling paint, repair	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/15/2023

**FAILED INSPECTION NOTICE**

Jacqueline Tre Poggi  
Woodminster Real Estate  
5021 Woodminster Lane  
Oakland, CA 94602

Property:  
5811 JEFFERSON AVE Apt A  
RICHMOND, CA 94804-4883-

PropID:  
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5811 JEFFERSON AVE Apt A RICHMOND, CA 94804-4883** failed the Housing Quality Standards (HQS) inspection on 04/25/2023.

**A re-inspection has been scheduled for 06/19/2023 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
4.3	Other Rooms/Electrical Hazards outlets not holding plugs in as designed, repair.	O
2.3	Kitchen/Electrical Hazards outlets inop behind buffet furniture	O
8.7	General Health and Safety/Other Interior Hazards common area co/smoke missing, install	O



5/15/2023

**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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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



5/15/2023

**FAILED INSPECTION NOTICE**

Jacqueline Tre Poggi  
Woodminster Real Estate  
5021 Woodminster Lane  
Oakland, CA 94602

Property:  
5825 JEFFERSON AVE Apt B  
RICHMOND, CA 94804-4894-

PropID:  
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5825 JEFFERSON AVE Apt B RICHMOND, CA 94804-4894** failed the Housing Quality Standards (HQS) inspection on 04/25/2023.

**A re-inspection has been scheduled for 06/19/2023 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>
8.7	General Health and Safety/Other Interior Hazards common area co/smoke inop/missing, install	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
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite and oven inop. replace/repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front steps loose,repair	O





5/15/2023

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/15/2023

**FAILED INSPECTION NOTICE**

Terrie James Carolan  
5640 Burlingame Ave  
Richmond, CA 94804-5206

Property:  
5901 ORCHARD AVE  
RICHMOND, CA 94804-5019-

PropID:  
Client ID: 12538

Dear Owner/Agent,

This letter is to inform you that your property at **5901 ORCHARD AVE RICHMOND, CA 94804-5019** **failed** the Housing Quality Standards (HQS) inspection on 04/25/2023.

**A re-inspection has been scheduled for 06/19/2023 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>
2.3	Kitchen/Electrical Hazards GFI right of stove will not test/reset, replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	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



5/15/2023

**FAILED INSPECTION NOTICE**

Clint Tre Coons  
Premier Property Management  
2089 Vale Rd Suite 24  
San Pablo, CA 94806

Property:  
2001 SAN MATEO ST  
RICHMOND, CA 94804-5249-

PropID:  
Client ID: 18046

Dear Owner/Agent,

This letter is to inform you that your property at **2001 SAN MATEO ST RICHMOND, CA 94804-5249** **failed** the Housing Quality Standards (HQS) inspection on 04/25/2023.

**A re-inspection has been scheduled for 06/22/2023 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>
6.4	Building Exterior/Condition of Exterior Surfaces trim has excessive peeling paint,repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch overhang rotten ,peeling paint, repair	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



5/15/2023

**FAILED INSPECTION NOTICE**

Patricia Hopkins  
3333 N Nambe Dr  
Tucson, AZ 85749

Property:  
1903 SAN BENITO ST  
RICHMOND, CA 94804-5332-

PropID:  
Client ID: 9083

Dear Owner/Agent,

This letter is to inform you that your property at **1903 SAN BENITO ST RICHMOND, CA 94804-5332** **failed** the Housing Quality Standards (HQS) inspection on 04/25/2023.

**A re-inspection has been scheduled for 06/22/2023 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>
2.12	Kitchen/Sink kitchen sink cabinet door off hinges,repair	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O



5/15/2023

**FAILED INSPECTION NOTICE**

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