



4/11/2024

FAILED INSPECTION NOTICE

Eleanor Carol Tre Smith-Troy
261 Washington Ct
Pt Richmond, CA 94801

Property:
458 CONTRA COSTA ST
RICHMOND, CA 94801-

PropID:
Client ID: 17676

Dear Owner/Agent,

This letter is to inform you that your property at **458 CONTRA COSTA ST RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 04/05/2024.

A re-inspection has been scheduled for 05/06/2024 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>
7.4	Heating and Plumbing/Water Heater install Hwh safety straps, upper and lower straps	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1. staircase leading from backyard down to driveway has loose steps, repair 2. install handrailing for staircase leading down to driveway from backyard	O



4/11/2024

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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



4/11/2024

FAILED INSPECTION NOTICE

Stanley Ng
2333 Bundros Ct
Martinez, CA 94553

Property:
114 SANFORD AVE
RICHMOND, CA 94801-1813-

PropID:
Client ID: 14328

Dear Owner/Agent,

This letter is to inform you that your property at **114 SANFORD AVE RICHMOND, CA 94801-1813** **failed** the Housing Quality Standards (HQS) inspection on 04/05/2024.

A re-inspection has been scheduled for 05/06/2024 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite, repair	O
7.4	Heating and Plumbing/Water Heater install earthquake safety straps	O
3.12	Bathroom/Tub or Shower tub faucet leaking from base,repair	O
6.3	Building Exterior/Condition of Roof and Gutters clean gutters	O
8.10	General Health and Safety/Site and Neighborhood Conditions fence leaning front yard,repair	O
1.5	Living Room/Window Condition screen tattered, replace	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/11/2024

FAILED INSPECTION NOTICE

Stanley Ng
2333 Bundros Ct
Martinez, CA 94553

Property:
112 SANFORD AVE
RICHMOND, CA 94801-1813-

PropID:
Client ID: 14328

Dear Owner/Agent,

This letter is to inform you that your property at **112 SANFORD AVE RICHMOND, CA 94801-1813** **failed** the Housing Quality Standards (HQS) inspection on 04/05/2024.

A re-inspection has been scheduled for 05/06/2024 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>
1.7	Living Room/Wall Condition wall cracking around heater,repair	O
3.3	Bathroom/Electrical Hazards install light fixture cover	O
2.3	Kitchen/Electrical Hazards 1. install Gfi outlet left of sink 2, replace burned outlet next to table 3. replace inop outlet under window	O
8.10	General Health and Safety/Site and Neighborhood Conditions repair/replace leaning fence front yard	O
6.3	Building Exterior/Condition of Roof and Gutters clean gutters	O



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Residential Rental Inspections Program



4/11/2024

FAILED INSPECTION NOTICE

Jagdeep Singh & Nilam K Giri
100 Spinnaker Cv
100 Spinnaker Cv
Hercules, CA 94547-1995

Property:
1423 DUNN AVE
RICHMOND, CA 94801-2385-

PropID:
Client ID: 12367

Dear Owner/Agent,

This letter is to inform you that your property at **1423 DUNN AVE RICHMOND, CA 94801-2385** failed the Housing Quality Standards (HQS) inspection on 04/05/2024.

A re-inspection has been scheduled for 05/06/2024 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 low water pressure, repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit low water pressure, repair	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
3.5	Bathroom/Window Condition install missing screen	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 1. common area smoke detector inoperable,repair 2. common area co detector inopereable,repair	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
3.7	Bathroom/Wall Condition remove black discoloration	O
7.5	Heating and Plumbing/Water Supply outside water faucet leaking water,repair	O
1.7	Living Room/Wall Condition repair cracking on wall	O
1.5	Living Room/Window Condition repair damaged/cracking window frame	O



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Residential Rental Inspections Program



4/11/2024

FAILED INSPECTION NOTICE

Sun Shui Wong
923 Central Ave
Alameda, CA 94501-3405

Property:
625 18TH ST Apt 1/2
RICHMOND, CA 94801-2896-

PropID:
Client ID: 9584

Dear Owner/Agent,

This letter is to inform you that your property at **625 18TH ST Apt 1/2 RICHMOND, CA 94801-2896** **failed** the Housing Quality Standards (HQS) inspection on 04/05/2024.

A re-inspection has been scheduled for 05/06/2024 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 Unit under renovation, finish renovation	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/11/2024

FAILED INSPECTION NOTICE

Aaron Doty
Po Box 6643
Concord, CA 94524

Property:
440 18TH ST Apt UPPER
RICHMOND, CA 94801-3220-

PropID:
Client ID: 5658

Dear Owner/Agent,

This letter is to inform you that your property at **440 18TH ST Apt UPPER RICHMOND, CA 94801-3220** **failed** the Housing Quality Standards (HQS) inspection on 04/05/2024.

A re-inspection has been scheduled for 05/06/2024 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>
2.3	Kitchen/Electrical Hazards 1. install gfi outlets 2. light fixture inoperable,repair	O
2.5	Kitchen/Window Condition install missing screen,	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.	O
4.3	Other Rooms/Electrical Hazards light fixture inoperable,repair	O
3.3	Bathroom/Electrical Hazards light fixture inoperable,repair	O
7.4	Heating and Plumbing/Water Heater hot water heater discharge line must drain outside, safety hazard	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
3.4	Bathroom/Security gap at the bottom of bathroom exit door, weatherize	O
3.5	Bathroom/Window Condition 1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. 2. remove black discoloration from window	O
4.5	Other Rooms/Window Condition install missing screen	O
6.4	Building Exterior/Condition of Exterior Surfaces rear porch light inop,repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/11/2024

FAILED INSPECTION NOTICE

Aaron Doty
Po Box 6643
Concord, CA 94524

Property:
440 18TH ST Apt LOWER
RICHMOND, CA 94801-3220-

PropID:
Client ID: 5658

Dear Owner/Agent,

This letter is to inform you that your property at **440 18TH ST Apt LOWER RICHMOND, CA 94801-3220** failed the Housing Quality Standards (HQS) inspection on 04/05/2024.

A re-inspection has been scheduled for 05/06/2024 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>
4.3	Other Rooms/Electrical Hazards Light inoperable repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions Cut overgrown vegetation	O

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Sincerely,

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Residential Rental Inspections Program



4/11/2024

FAILED INSPECTION NOTICE

Ponly J Tu
2401 Roosevelt Ave
Richmond, CA 94804

Property:
145 23RD ST
RICHMOND, CA 94804-

PropID:
Client ID: 16468

Dear Owner/Agent,

This letter is to inform you that your property at **145 23RD ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 04/05/2024.

A re-inspection has been scheduled for 05/06/2024 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.



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<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 all burners must self-ignite	O
8.3	General Health and Safety/Evidence of Infestation exterminate for rats and mice	O
8.10	General Health and Safety/Site and Neighborhood Conditions tenant must clean up back yard	T
8.7	General Health and Safety/Other Interior Hazards install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement	O
3.3	Bathroom/Electrical Hazards install Gfi outlets in both bathrooms	O
3.7	Bathroom/Wall Condition 1. repair peeling paint on wall in master bathroom 2. remove black discoloration from wall in bathroom	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
4.6	Other Rooms/Celing Condition repair cracking on ceiling, left front bedroom	O
7.4	Heating and Plumbing/Water Heater install hot water heater safety straps	O

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Sincerely,

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Residential Rental Inspections Program



4/11/2024

FAILED INSPECTION NOTICE

Eidex Family Partners
Po Box 1642
Lafayette, CA 94549

Property:
510 MC LAUGHLIN ST
RICHMOND, CA 94805-1947-

PropID:
Client ID: 11326

Dear Owner/Agent,

This letter is to inform you that your property at **510 MC LAUGHLIN ST RICHMOND, CA 94805-1947** **failed** the Housing Quality Standards (HQS) inspection on 04/05/2024.

A re-inspection has been scheduled for 05/06/2024 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>
1.6	Living Room/Ceiling Condition Evidence of water damage repair	O

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Sincerely,

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Residential Rental Inspections Program