



4/9/2024

FAILED INSPECTION NOTICE

Mw General Partnership
1215 Solano Ave
Albany, CA 94706

Property:
146 19TH ST Apt E
RICHMOND, CA 94801-3654-

PropID:
Client ID: 9343

Dear Owner/Agent,

This letter is to inform you that your property at **146 19TH ST Apt E RICHMOND, CA 94801-3654** failed the Housing Quality Standards (HQS) inspection on 04/08/2024.

A re-inspection has been scheduled for 05/09/2024 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink 4/8/24 - garbage disposal not working.	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



4/9/2024

FAILED INSPECTION NOTICE

Travis O Tre Est Of Parker
Sobranite Hills Realty
1660 San Pablo Ave
Pinole, CA 94564

Property:
3080 MAY RD
RICHMOND, CA 94803-2452-

PropID:
Client ID: 10747

Dear Owner/Agent,

This letter is to inform you that your property at **3080 MAY RD RICHMOND, CA 94803-2452** failed the Housing Quality Standards (HQS) inspection on 04/08/2024.

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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.2	General Health and Safety/Exits 4/8/24 No access to front left bedroom, tenant did not have key.	T
3.12	Bathroom/Tub or Shower 4/8/24 loose tile around the tub enclosure.	O
2.12	Kitchen/Sink 4/8/24 - garbage disposal not working.	O
8.1	General Health and Safety/Access to Unit 4/8/24 Install unit number on building.	T



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4/9/2024

FAILED INSPECTION NOTICE

Krishna & Sushil Kanta Reddy
306 E Moltke St
Daly City, CA 94014-2120

Property:
225 S 5TH ST
RICHMOND, CA 94804-2211-

PropID:
Client ID: 11243

Dear Owner/Agent,

This letter is to inform you that your property at **225 S 5TH ST RICHMOND, CA 94804-2211** failed the Housing Quality Standards (HQS) inspection on 04/08/2024.

A re-inspection has been scheduled for 05/09/2024 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.11	Kitchen/Refrigerator 4/8/24 refrigerator not working.	O
2.12	Kitchen/Sink 4/8/24 sink had sewer smell.	O
3.12	Bathroom/Tub or Shower 1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing. 2. Excessive mold on ceiling and walls. 3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.	O
4.3	Other Rooms/Electrical Hazards 4/8/24 - Downstairs front bedroom electrical plate broken.	O
8.6	General Health and Safety/Interior Stairs and Common Halls 1. 4/8/24 Mouse damage at the bottom of the stairway. 2. Mold and mildew at the stairway wall.	O
8.2	General Health and Safety/Exits 4/8/24 Mold covering exit door.	O



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4/9/2024

FAILED INSPECTION NOTICE

Trev C Alpha Llc
3577 Fruitvale Ave
3577 Fruitvale Ave
Oakland, CA 94602

Property:
435 S 21ST ST
RICHMOND, CA 94804-2718-

PropID:
Client ID: 12164

Dear Owner/Agent,

This letter is to inform you that your property at **435 S 21ST ST RICHMOND, CA 94804-2718** failed the Housing Quality Standards (HQS) inspection on 04/08/2024.

A re-inspection has been scheduled for 05/09/2024 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.7	Bathroom/Wall Condition 4/8/24 Mold on bathroom wall.	O

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Residential Rental Inspections Program



4/9/2024

FAILED INSPECTION NOTICE

Ethel M Payne
3223 Blume Dr
Richmond, CA 94806

Property:
680 S 30TH ST Apt A
RICHMOND, CA 94804-4052-

PropID:
Client ID: 4975

Dear Owner/Agent,

This letter is to inform you that your property at **680 S 30TH ST Apt A RICHMOND, CA 94804-4052** **failed** the Housing Quality Standards (HQS) inspection on 04/08/2024.

A re-inspection has been scheduled for 05/09/2024 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.

<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 on stove must self-ignite, repair/replace 4/8/24 burners not repaired.	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



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