



4/20/2024

FAILED INSPECTION NOTICE

Chi Chiu Lo
335 Rome St
San Francisco, CA 94112-3648

Property:
1321 HELLINGS AVE
RICHMOND, CA 94801-2325-

PropID:
Client ID: 4659

Dear Owner/Agent,

This letter is to inform you that your property at **1321 HELLINGS AVE RICHMOND, CA 94801-2325** **failed** the Housing Quality Standards (HQS) inspection on 04/16/2024.

A re-inspection has been scheduled for 05/17/2024 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.



4/20/2024

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink 4/16/24 Facet loose at sink.	O
2.3	Kitchen/Electrical Hazards 4/16/24 - Need GFI at the sink.	O
2.2	Kitchen/Electricty 4/15/24 Light above sink not working. Need repair.	O
8.6	General Health and Safety/Interior Stairs and Common Halls 4/16/24 1. Upstairs hallway light inoperable. 2. Downstairs hallway leading outside chipping paint. Repair.	O
3.12	Bathroom/Tub or Shower 4/16/24 1. tub rusting, resurface. 2. Shower head leaks	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 4/16/24 - Vanity cabinet under sink deteriorating/water damage.	O
3.7	Bathroom/Wall Condition 4/16/24 - Mirror on wall deteriorated, replace	O
3.3	Bathroom/Electrical Hazards 4/16/24- light fixtured in bathroom rusting. Need to replace.	O
1.8	Living Room/Floor Condition 4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.	O
4.3	Other Rooms/Elecrtical Hazards 4/16/24 Outlet cover missing in downstairs bedroom. Install.	O
4.4	Other Rooms/Security 4/16/24 - Downstairs left bedroom door is damaged, repair or replace.	O
1.3	Living Room/Electrical Hazards 4/16/24 - Living room front entry plug need to be replaced.	O
1.7	Living Room/Wall Condition 4/16/24 - hole in wall at entry. Repair.	O
7.4	Heating and Plumbing/Water Heater 4/16/24 - Hot water heater need metal straps. Replace.	O
2.8	Kitchen/Floor Condition 4/16/24 - Kitchen flooring loose, need repair.	O



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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



4/20/2024

FAILED INSPECTION NOTICE

Anna L Tre Le
16 Josefa Ct
Novato, CA 94949

Property:
5472 CABRILLO SUR
RICHMOND, CA 94803-

PropID:
Client ID: 16380

Dear Owner/Agent,

This letter is to inform you that your property at **5472 CABRILLO SUR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 04/16/2024.

A re-inspection has been scheduled for 05/20/2024 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>
7.4	Heating and Plumbing/Water Heater 4/16/24 - Need double metal strap.	O
4.10	Other Rooms/Smoke Detectors 4/16/24 right rear bedroom need smoke detector.	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.

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Sincerely,

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Residential Rental Inspections Program



4/20/2024

FAILED INSPECTION NOTICE

Charles & Jiamin L Zhou
1687 Geary Rd
Walnut Creek, CA 94597-2519

Property:
5711 AMEND RD
RICHMOND, CA 94803-2638-

PropID:
Client ID: 12219

Dear Owner/Agent,

This letter is to inform you that your property at **5711 AMEND RD RICHMOND, CA 94803-2638** failed the Housing Quality Standards (HQS) inspection on 04/16/2024.

A re-inspection has been scheduled for 05/20/2024 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>
5.2	Secondary Rooms/Security 4/16/24 - garage exit door not repaired. garage exit door has large gaps, repair	O

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Sincerely,

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Residential Rental Inspections Program



4/20/2024

FAILED INSPECTION NOTICE

Christine Gonzales
CHRISTINE GONZALES
512 Seacliff Place
Richmond, CA 94801

Property:
430 34TH ST
RICHMOND, CA 94805-2117-

PropID:
Client ID: 4133

Dear Owner/Agent,

This letter is to inform you that your property at **430 34TH ST RICHMOND, CA 94805-2117** failed the Housing Quality Standards (HQS) inspection on 04/16/2024.

A re-inspection has been scheduled for 05/17/2024 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 4/16/24 - Chipping paint, repaint wall.	O
4.4	Other Rooms/Security 4/16/24 - Upstairs bedroom need window screen.	O
4.6	Other Rooms/Celing Condition 4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.	O
4.10	Other Rooms/Smoke Detectors 4/16/24 Smoke detector needed in upstairs bedrooms.	O
2.10	Kitchen/Stove or Range with Oven 4/16/24- Stove ignitors not working, need repair.	O



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Sincerely,

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Residential Rental Inspections Program



4/20/2024

FAILED INSPECTION NOTICE

Samuel Lou
1933 Ganges Ave
El Cerrito, CA 94530-1867

Property:
3120 BIRMINGHAM DR
RICHMOND, CA 94806-2635-

PropID:
Client ID: 9780

Dear Owner/Agent,

This letter is to inform you that your property at **3120 BIRMINGHAM DR RICHMOND, CA 94806-2635** failed the Housing Quality Standards (HQS) inspection on 04/16/2024.

A re-inspection has been scheduled for 05/17/2024 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>
4.10	Other Rooms/Smoke Detectors 4/16/24 Back bedroom need smoke detector.	O

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Sincerely,

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Residential Rental Inspections Program



4/20/2024

FAILED INSPECTION NOTICE

Samuel Lou
1933 Ganges Ave
El Cerrito, CA 94530-1867

Property:
3116 BIRMINGHAM DR
RICHMOND, CA 94806-2635-

PropID:
Client ID: 9780

Dear Owner/Agent,

This letter is to inform you that your property at **3116 BIRMINGHAM DR RICHMOND, CA 94806-2635** failed the Housing Quality Standards (HQS) inspection on 04/16/2024.

A re-inspection has been scheduled for 05/17/2024 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>
2.3	Kitchen/Electrical Hazards 4/16/24- Need GFI at kitchen sink,	O
4.6	Other Rooms/Celing Condition 4/16/24 Master bedroom has cracking in the ceiling, need repair	O
3.3	Bathroom/Electrical Hazards 4/16/24 - Master bathroom need GFI at the sink.	O
3.12	Bathroom/Tub or Shower 4/16/24 - Master bathroom shower head leaking, need repair.	O
4.5	Other Rooms/Window Condition 4/16/24 - Right front bedroom window has dark coloration around window base, repair.	O
4.7	Other Rooms/Wall Condition 4/16/24 Right front bedroom walls shows smoke damage, need painting.	O



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