



4/30/2024

FAILED INSPECTION NOTICE

Don C Meyers Trust
Bg Asset Management
2801 Pinole Valley Road #210
Hercules, CA 94547-5430

Property:
1006 15TH ST
RICHMOND, CA 94801-2372-

PropID:
Client ID: 17383

Dear Owner/Agent,

This letter is to inform you that your property at **1006 15TH ST RICHMOND, CA 94801-2372** failed the Housing Quality Standards (HQS) inspection on 04/26/2024.

A re-inspection has been scheduled for 06/04/2024 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 Hot water heater discharge pipe must run outside,safety hazard	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear staircase railings loose,repair	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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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



4/30/2024

FAILED INSPECTION NOTICE

Don C Meyers Trust
Bg Asset Management
2801 Pinole Valley Road #210
Hercules, CA 94547-5430

Property:
944 15TH ST
RICHMOND, CA 94801-2414-

PropID:
Client ID: 17383

Dear Owner/Agent,

This letter is to inform you that your property at **944 15TH ST RICHMOND, CA 94801-2414** failed the Housing Quality Standards (HQS) inspection on 04/26/2024.

A re-inspection has been scheduled for 06/04/2024 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>
8.7	General Health and Safety/Other Interior Hazards 1. install co/smoke detector in basement 2, hallway common area co/smoke detector inoperable, repair	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



4/30/2024

FAILED INSPECTION NOTICE

Hanson Yu
Jian Zhuang Yu
2817 Wendell Ave
Simi Valley, CA 93063-6712

Property:
2927 HUMPHREY AVE
RICHMOND, CA 94804-1117-

PropID:
Client ID: 17013

Dear Owner/Agent,

This letter is to inform you that your property at **2927 HUMPHREY AVE RICHMOND, CA 94804-1117** **failed** the Housing Quality Standards (HQS) inspection on 04/26/2024.

A re-inspection has been scheduled for 06/03/2024 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 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
3.12	Bathroom/Tub or Shower 1. tub/shower enclosure cracked,deteriorating, repair/replace 2. tub has black discoloration ,rusting, resurface tub 3. recaulk around tub	O
8.7	General Health and Safety/Other Interior Hazards clean unit ,unsanitary conditions	T
5.4	Secondary Rooms/Other Potential Hazardous Features excessive clutter, organize	T
7.4	Heating and Plumbing/Water Heater install hot water heater safety straps	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation	O



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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