



5/13/2024

FAILED INSPECTION NOTICE

Madelyn Chatton
Bay Apartment Advisors
11 Embarcadero West #200
Oakland, CA 94607

Property:
30 NICHOLL AVE Apt 3
RICHMOND, CA 94801-3962-

PropID:
Client ID: 13779

Dear Owner/Agent,

This letter is to inform you that your property at **30 NICHOLL AVE Apt 3 RICHMOND, CA 94801-3962** **failed** the Housing Quality Standards (HQS) inspection on 04/30/2024.

A re-inspection has been scheduled for 06/07/2024 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 4/30/24 Ceiling plaster coming off.	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



5/13/2024

FAILED INSPECTION NOTICE

Raul Romero
126 Belmont Ave
South San Francisco, CA 94080

Property:
361 S 20TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 17647

Dear Owner/Agent,

This letter is to inform you that your property at **361 S 20TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 04/30/2024.

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

<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 4/30/24 Right rear burner, left rear burner, and center burners 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



5/13/2024

FAILED INSPECTION NOTICE

Shmuel S Tre Oren
The Mavericks Realty
15 St Francis Square
Daly City, CA 94015

Property:
262 S 12TH ST
RICHMOND, CA 94804-2415-

PropID:
Client ID: 15996

Dear Owner/Agent,

This letter is to inform you that your property at **262 S 12TH ST RICHMOND, CA 94804-2415** failed the Housing Quality Standards (HQS) inspection on 04/30/2024.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards 4/30/24 need GFI in master bathroom.	O
3.7	Bathroom/Wall Condition 4/30- 1. Damage to sheet rock near window in master bedroom. 2. Damage to base board in master bedroom, repair.	O
6.4	Building Exterior/Condition of Exterior Surfaces 4/30 - Damage to wooden garage door, make repair.	O
7.4	Heating and Plumbing/Water Heater 4/30 - 1. Need double strap. 2. Pressure valve pipe need to run outside the house.	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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/13/2024

FAILED INSPECTION NOTICE

Fuk Shan Ng
Po Box 1855
Oakland, CA 94604

Property:
381 S 34TH ST Apt B
RICHMOND, CA 94804-3119-

PropID:
Client ID: 9154

Dear Owner/Agent,

This letter is to inform you that your property at **381 S 34TH ST Apt B RICHMOND, CA 94804-3119** **failed** the Housing Quality Standards (HQS) inspection on 04/30/2024.

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

<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 4/30/24 Water damage to ceiling.	O
3.5	Bathroom/Window Condition 4/30/24 Brown coloring around window need to clear or repair.	O
3.12	Bathroom/Tub or Shower 4/30/24 Need caulking around bath tub.	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