



4/24/2025

FAILED INSPECTION NOTICE

Samuel Lou
Po Box 320339
San Francisco, CA 94132

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 04/10/2025.

A re-inspection has been scheduled for 05/27/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet inoperable. replace	O
8.7	General Health and Safety/Other Interior Hazards Evidence of a mold/mildew like substance in bedroom, dining room. strong smell	O
1.4	Living Room/Security gap in window next to front door. repair.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit stopper broken in sink. replace.	O
7.2	Heating and Plumbing/Safety of Heating Equipment water heaters improperly installed missing bottom tray . also . unit 3120 heater installed in wrong location. 2. heater inoperable, replace.	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