



5/12/2025

FAILED INSPECTION NOTICE

Steven & Mona M Choi
6465 Crestwood Dr
Castro Valley, CA 94552-5230

Property:
649 20TH Apt #A
RICHMOND, CA 94801-2868-

PropID:
Client ID: 7713

Dear Owner/Agent,

This letter is to inform you that your property at **649 20TH Apt #A RICHMOND, CA 94801-2868** failed the Housing Quality Standards (HQS) inspection on 04/15/2025.

A re-inspection has been scheduled for 06/11/2025 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>
1.6	Living Room/Ceiling Condition Brown discoloration on ceiling and walls.	O
8.7	General Health and Safety/Other Interior Hazards brown discoloration on ceiling and walls in hallway. remove or repaint	O
4.6	Other Rooms/Celing Condition brown discoloration on ceiling and walls. remove or repaint	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



5/12/2025

FAILED INSPECTION NOTICE

Steven & Mona M Choi
6465 Crestwood Dr
Castro Valley, CA 94552-5230

Property:
2540 MARICOPA AVE
RICHMOND, CA 94804-1072-

PropID:
Client ID: 7713

Dear Owner/Agent,

This letter is to inform you that your property at **2540 MARICOPA AVE RICHMOND, CA 94804-1072** **failed** the Housing Quality Standards (HQS) inspection on 04/15/2025.

A re-inspection has been scheduled for 06/11/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Non working heater. repair or replace	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



5/12/2025

FAILED INSPECTION NOTICE

David C Belden
6205 Panama Ave
Richmond, CA 94804-5727

Property:
6207 PANAMA AVE
RICHMOND, CA 94804-5727-

PropID:
Client ID: 6557

Dear Owner/Agent,

This letter is to inform you that your property at **6207 PANAMA AVE RICHMOND, CA 94804-5727** **failed** the Housing Quality Standards (HQS) inspection on 04/15/2025.

A re-inspection has been scheduled for 06/11/2025 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>
2.10	Kitchen/Stove or Range with Oven rear back burners not will not ignite. repair or replace.	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