



6/19/2025

FAILED INSPECTION NOTICE

735 GERTRUDE AVE
RICHMOND, CA 94801-2147-

PropID:
Client ID: 12357

Dear Current Resident,

This letter is to inform you that your property at **735 GERTRUDE AVE RICHMOND, CA 94801-2147** **failed** the Housing Quality Standards (HQS) inspection on 04/17/2025.

A re-inspection has been scheduled for 05/19/2025 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.



6/19/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards Replace damaged receptacle and cover plate, left of thermostat replace missing light fixture cover	O
1.5	Living Room/Window Condition Window screens missing, install	O
2.3	Kitchen/Electrical Hazards Light switch damaged, replace Right GFI above dishwasher is inoperable, repair	O
2.5	Kitchen/Window Condition Window screen missing, install	O
4.3	Other Rooms/Electrical Hazards Replace missing light switch cover	T
4.5	Other Rooms/Window Condition Rear right window screen missing, install	O
4.8	Other Rooms/Floor Condition Carpet torn in multiple places, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features Repair damaged garage ceiling, soft spots and evidence of water damage Repair damaged wall left of garage door that leads to side of unit	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both inoperable, repair	O
8.1	General Health and Safety/Access to Unit Refused at door minor son at home alone - 01/14/2025	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



6/19/2025

FAILED INSPECTION NOTICE

145 S 35TH ST
RICHMOND, CA 94804-3257-

PropID:
Client ID: 17212

Dear Current Resident,

This letter is to inform you that your property at **145 S 35TH ST RICHMOND, CA 94804-3257** failed the Housing Quality Standards (HQS) inspection on 04/17/2025.

A re-inspection has been scheduled for 05/23/2025 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>
1.7	Living Room/Wall Condition repair excessive cracking on wall	O
2.3	Kitchen/Electrical Hazards light fixtures inoperable, repair	O
4.3	Other Rooms/Electrical Hazards light fixture hanging down, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features install GFI outlet next to utility sink in garage	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