



5/27/2022

FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 201
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 201 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 05/23/2022.

A re-inspection has been scheduled for 06/27/2022 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>
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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



5/27/2022

FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 101
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 101 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 05/23/2022.

A re-inspection has been scheduled for 06/27/2022 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit Complete all unfinished repairs	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 205
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 205 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 05/23/2022.

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5/27/2022

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Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 304
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 304 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 05/23/2022.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit Complete all unfinished repairs	O

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5/27/2022

FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 308
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 308 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 05/23/2022.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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Residential Rental Inspections Program



5/27/2022

FAILED INSPECTION NOTICE

Jose L & Lynn E Morales
Po Box 2174
Big River, CA 92242

Property:
1069 13TH ST
RICHMOND, CA 94801-2351-

PropID:
Client ID: 7577

Dear Owner/Agent,

This letter is to inform you that your property at **1069 13TH ST RICHMOND, CA 94801-2351** failed the Housing Quality Standards (HQS) inspection on 05/23/2022.

A re-inspection has been scheduled for 06/27/2022 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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5/27/2022

FAILED INSPECTION NOTICE

Fanhua Zeng
5600 Alta Punta Ave
El Cerrito, CA 94530

Property:
274 7TH ST
RICHMOND, CA 94801-3038-

PropID:
Client ID: 8431

Dear Owner/Agent,

This letter is to inform you that your property at **274 7TH ST RICHMOND, CA 94801-3038** failed the Housing Quality Standards (HQS) inspection on 05/23/2022.

A re-inspection has been scheduled for 06/27/2022 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>
4.5	Other Rooms/Window Condition Replace cracked window pane	O
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)	O
2.10	Kitchen/Stove or Range with Oven Repair inoperable range hood fan/light	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leak under sink	O



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Residential Rental Inspections Program



5/27/2022

FAILED INSPECTION NOTICE

Homphat & V Soungpanya
100 Halsey Ct
Hercules, CA 94547-2000

Property:
1707 BISSELL AVE
RICHMOND, CA 94801-3633-

PropID:
Client ID: 1035

Dear Owner/Agent,

This letter is to inform you that your property at **1707 BISSELL AVE RICHMOND, CA 94801-3633** **failed** the Housing Quality Standards (HQS) inspection on 05/23/2022.

A re-inspection has been scheduled for 06/27/2022 between 09:00AM and 12:00PM.

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5/27/2022

FAILED INSPECTION NOTICE

Xuanda Chen
406 S 49Th St
Richmond, CA 94804

Property:
608 S 49TH ST
RICHMOND, CA 94806-4330-

PropID:
Client ID: 15783

Dear Owner/Agent,

This letter is to inform you that your property at **608 S 49TH ST RICHMOND, CA 94806-4330** failed the Housing Quality Standards (HQS) inspection on 05/23/2022.

A re-inspection has been scheduled for 06/24/2022 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>
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet drawer	O
3.3	Bathroom/Electrical Hazards Correct outlet with reversed polarity	O
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)	O
5.4	Secondary Rooms/Other Potential Hazardous Features Secure loose toilet to floor (Rear unit)	O
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged section of fence	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall	O



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5/27/2022

FAILED INSPECTION NOTICE

Richard M & Laurie A Lee
798 Pepper Dr
San Bruno, CA 94066

Property:
3125 LAKE VIEW CT
RICHMOND, CA 94806-5739-

PropID:
Client ID: 15898

Dear Owner/Agent,

This letter is to inform you that your property at **3125 LAKE VIEW CT RICHMOND, CA 94806-5739** **failed** the Housing Quality Standards (HQS) inspection on 05/23/2022.

A re-inspection has been scheduled for 06/24/2022 between 09:00AM and 12:00PM.

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<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 Install carbon monoxide detector - Hall 1st and 2nd floor	O
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)	O

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