



6/14/2022

**FAILED INSPECTION NOTICE**

Ling Jiang  
3327 Parkgate Ct  
Richmond, CA 94806

Property:  
639 12TH ST  
RICHMOND, CA 94801-2725-

PropID:  
Client ID: 12031

Dear Owner/Agent,

This letter is to inform you that your property at **639 12TH ST RICHMOND, CA 94801-2725** failed the Housing Quality Standards (HQS) inspection on 05/31/2022.

**A re-inspection has been scheduled for 07/12/2022 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 Window must be openable and remain open without props (rear)	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall	O



6/14/2022

## **FAILED INSPECTION NOTICE**

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



6/14/2022

**FAILED INSPECTION NOTICE**

Daniel P & Teri Marie Meister  
928 S Easthills Dr  
W Covina, CA 91791-3464

Property:  
116 COTTAGE AVE  
RICHMOND, CA 94801-3847-

PropID:  
Client ID: 7282

Dear Owner/Agent,

This letter is to inform you that your property at **116 COTTAGE AVE RICHMOND, CA 94801-3847** **failed** the Housing Quality Standards (HQS) inspection on 05/31/2022.

**A re-inspection has been scheduled for 07/12/2022 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>
2.5	Kitchen/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.	O
4.3	Other Rooms/Electrical Hazards Fixtures must be securely mounted - 2nd floor loft	O

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Sincerely,

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Residential Rental Inspections Program



6/14/2022

**FAILED INSPECTION NOTICE**

Richard & Susan Mendell  
35 Inverrary Ln  
Alamo, CA 94507-2343

Property:  
21 DOVE LN  
RICHMOND, CA 94803-2827-

PropID:  
Client ID: 4886

Dear Owner/Agent,

This letter is to inform you that your property at **21 DOVE LN RICHMOND, CA 94803-2827** failed the Housing Quality Standards (HQS) inspection on 05/31/2022.

**A re-inspection has been scheduled for 07/15/2022 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Ext. Fr. Porch = Boards Rotted. Ext. Rear = Porch Deteriorating 1st and 2nd floor.	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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Residential Rental Inspections Program



6/14/2022

**FAILED INSPECTION NOTICE**

Richard & Susan Mendell  
35 Inverrary Ln  
Alamo, CA 94507-2343

Property:  
23 DOVE LN  
RICHMOND, CA 94803-2827-

PropID:  
Client ID: 4886

Dear Owner/Agent,

This letter is to inform you that your property at **23 DOVE LN RICHMOND, CA 94803-2827** failed the Housing Quality Standards (HQS) inspection on 05/31/2022.

**A re-inspection has been scheduled for 07/15/2022 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Ext. = Porch Weak/Missing Handrail. Ext. rear = Porch Deteriorating 1st and 2nd floor	O

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Residential Rental Inspections Program



6/14/2022

**FAILED INSPECTION NOTICE**

Kesner Sorel  
Ohanks Management  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
509 37TH ST  
RICHMOND, CA 94805-2205-

PropID:  
Client ID: 8145

Dear Owner/Agent,

This letter is to inform you that your property at **509 37TH ST RICHMOND, CA 94805-2205** failed the Housing Quality Standards (HQS) inspection on 05/31/2022.

**A re-inspection has been scheduled for 07/12/2022 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>
2.4	Kitchen/Security Repair large air gaps around door	O
2.12	Kitchen/Sink Dishwasher not working - repair / replace / remove	O
4.6	Other Rooms/Celing Condition 1st floor rear bedroom - repair water damage to ceiling	O
3.6	Bathroom/Ceiling Condition 1st floor - repair peeling paint	O
3.7	Bathroom/Wall Condition Upstairs - peeling paint on wall and window sill	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit repair inoperable sink stopper (both bathrooms)	O
3.8	Bathroom/Floor Condition Upstairs - repair deteriorating floor	O
4.5	Other Rooms/Window Condition Window must be openable and remain open without props. (all bedrooms)	O
4.4	Other Rooms/Security 2nd floor rear - door off hinges	O



6/14/2022

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Sincerely,

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Residential Rental Inspections Program



6/14/2022

**FAILED INSPECTION NOTICE**

Kesner Sorel  
Ohanks Management  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
503 37TH ST  
RICHMOND, CA 94805-2205-

PropID:  
Client ID: 8145

Dear Owner/Agent,

This letter is to inform you that your property at **503 37TH ST RICHMOND, CA 94805-2205** failed the Housing Quality Standards (HQS) inspection on 05/31/2022.

**A re-inspection has been scheduled for 07/12/2022 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards light fixture not working	O
3.12	Bathroom/Tub or Shower Tub surface peeling / rusting	O
5.2	Secondary Rooms/Security Garage - repair hole in door	O
4.10	Other Rooms/Smoke Detectors Smoke detector and carbon monoxide detector are inoperable or missing.	O
7.2	Heating and Plumbing/Safety of Heating Equipment Replace filter Clean air intake vent	O





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Residential Rental Inspections Program



6/14/2022

**FAILED INSPECTION NOTICE**

Chi Man Lei  
3039 Hillside Drive  
Burlingame, CA 94010

Property:  
1721 SUMMER LN  
RICHMOND, CA 94806-

PropID:  
Client ID: 15680

Dear Owner/Agent,

This letter is to inform you that your property at **1721 SUMMER LN RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 05/31/2022.

**A re-inspection has been scheduled for 07/12/2022 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>
1.5	Living Room/Window Condition Window must be openable and remain open without props.	O

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Sincerely,

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Residential Rental Inspections Program



6/14/2022

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
2300 Lancaster Drive  
Richmond, CA 94806

Property:  
2320 LANCASTER DR Apt 6  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2320 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087 failed** the Housing Quality Standards (HQS) inspection on 05/31/2022.

**A re-inspection has been scheduled for 07/12/2022 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>
1.8	Living Room/Floor Condition Replace soiled and damaged carpet	O
4.8	Other Rooms/Floor Condition Replace soiled and damaged carpet	O

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Residential Rental Inspections Program



6/14/2022

**FAILED INSPECTION NOTICE**

Jeet S Singh  
1060 Crepe Myrtle Dr  
Hercules, CA 94547-2649

Property:  
2338 HOMESTEAD CIR  
RICHMOND, CA 94806-5251-

PropID:  
Client ID: 9295

Dear Owner/Agent,

This letter is to inform you that your property at **2338 HOMESTEAD CIR RICHMOND, CA 94806-5251** **failed** the Housing Quality Standards (HQS) inspection on 05/31/2022.

**A re-inspection has been scheduled for 07/12/2022 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>
2.12	Kitchen/Sink Disposal not functioning.	O
3.8	Bathroom/Floor Condition 2nd floor hall - repair lifting linoleum	O
3.12	Bathroom/Tub or Shower 2nd floor - tub diverter not working	O

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