



5/23/2023

FAILED INSPECTION NOTICE

Elvin E & Yendy L Lucas
2740 Doidge Ave
Pinole, CA 94564

Property:
560 ALAMO AVE
RICHMOND, CA 94801-

PropID:
Client ID: 17557

Dear Owner/Agent,

This letter is to inform you that your property at **560 ALAMO AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 05/16/2023.

A re-inspection has been scheduled for 07/03/2023 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>
4.4	Other Rooms/Security REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS	O
3.7	Bathroom/Wall Condition wall between toilet and tub water damaged, repair (hallway)	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



5/23/2023

FAILED INSPECTION NOTICE

Joel Koosed
1164 Solano Ave #122
Albany, CA 94706-1637

Property:
3031 OHIO AVE
RICHMOND, CA 94804-3030-

PropID:
Client ID: 8748

Dear Owner/Agent,

This letter is to inform you that your property at **3031 OHIO AVE RICHMOND, CA 94804-3030** failed the Housing Quality Standards (HQS) inspection on 05/16/2023.

A re-inspection has been scheduled for 07/03/2023 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>
3.12	Bathroom/Tub or Shower shower leaking, master bath, repair	O
3.8	Bathroom/Floor Condition floor water damaged, master bath, repair/replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



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5/23/2023

FAILED INSPECTION NOTICE

Lorenzo E & Brenda Brandy
1042 Silverhill Dr
Lafayette, CA 94549-1733

Property:
357 S 47TH ST
RICHMOND, CA 94804-3475-

PropID:
Client ID: 1149

Dear Owner/Agent,

This letter is to inform you that your property at **357 S 47TH ST RICHMOND, CA 94804-3475** failed the Housing Quality Standards (HQS) inspection on 05/16/2023.

A re-inspection has been scheduled for 07/03/2023 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>
1.4	Living Room/Security 1. sliding door installed backwards, leaking water and air, repair/replace 2. weatherize front door	O
1.6	Living Room/Ceiling Condition livingroom ceiling cracking and has evidence of water damage, repair	O
6.3	Building Exterior/Condition of Roof and Gutters 1.evidence of roof leaking 2. repair leaking gutters in front	O
1.8	Living Room/Floor Condition livingroom baseboards water damaged	O
5.2	Secondary Rooms/Security Garage door frame damaged, repair	O
4.5	Other Rooms/Window Condition Rear bedroom - Window must be openable and remain open without props. Window leaking water.	O
6.4	Building Exterior/Condition of Exterior Surfaces Repair peeling paint on trim around unit	O



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5/23/2023

FAILED INSPECTION NOTICE

Jeffrey K Lum
5953 Highwood Rd
Castro Valley, CA 94552-1823

Property:
162 MARINA LAKES DR
RICHMOND, CA 94804-7453-

PropID:
Client ID: 2670

Dear Owner/Agent,

This letter is to inform you that your property at **162 MARINA LAKES DR RICHMOND, CA 94804-7453** failed the Housing Quality Standards (HQS) inspection on 05/16/2023.

A re-inspection has been scheduled for 07/03/2023 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 BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	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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5/23/2023

FAILED INSPECTION NOTICE

Angela L Tre Fieweger
211 Regency Ct
El Sobrante, CA 94803

Property:
980 LASSEN ST
RICHMOND, CA 94805-1031-

PropID:
Client ID: 18204

Dear Owner/Agent,

This letter is to inform you that your property at **980 LASSEN ST RICHMOND, CA 94805-1031** failed the Housing Quality Standards (HQS) inspection on 05/16/2023.

A re-inspection has been scheduled for 06/27/2023 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>
3.3	Bathroom/Electrical Hazards gfi will not test/reset, repair/replace	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite, repair/replace	O

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5/23/2023

FAILED INSPECTION NOTICE

Sri & Michael Phie
1531 Thomas Ave
San Francisco, CA 94124

Property:
2823 OXFORD AVE
RICHMOND, CA 94806-2616-

PropID:
Client ID: 17616

Dear Owner/Agent,

This letter is to inform you that your property at **2823 OXFORD AVE RICHMOND, CA 94806-2616** **failed** the Housing Quality Standards (HQS) inspection on 05/16/2023.

A re-inspection has been scheduled for 06/30/2023 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)	O
8.7	General Health and Safety/Other Interior Hazards 1. Unit must have one working carbon monoxide detector per level. 2. common area downstairs smoke detector inop, repair	O
1.3	Living Room/Electrical Hazards light fixture hanging down, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features garage sink faucet dripping, repair	O



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