



5/30/2024

**FAILED INSPECTION NOTICE**

Michael & Helen Cheung  
3 La Salle Ave  
Piedmont, CA 94611

Property:  
1503 JETTY DR  
RICHMOND, CA 94804-

PropID:  
Client ID: 16312

Dear Owner/Agent,

This letter is to inform you that your property at **1503 JETTY DR RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/24/2024.

**A re-inspection has been scheduled for 06/28/2024 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>
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install co on bottom level	O
5.3	Secondary Rooms/Electrical Hazards garage light inoperable, repair	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



5/30/2024

**FAILED INSPECTION NOTICE**

Luis Cervantes  
265 Grenadine Way  
Hercules, CA 94547

Property:  
430 S 45TH ST  
RICHMOND, CA 94804-3415-

PropID:  
Client ID: 6017

Dear Owner/Agent,

This letter is to inform you that your property at **430 S 45TH ST RICHMOND, CA 94804-3415** failed the Housing Quality Standards (HQS) inspection on 05/24/2024.

**A re-inspection has been scheduled for 06/28/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets next to sink	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
2.12	Kitchen/Sink faucet will not turn as designed,repair/rreplace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	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
7.4	Heating and Plumbing/Water Heater water heater closet door deteriorating, repair/replace	O



5/30/2024

**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



5/30/2024

**FAILED INSPECTION NOTICE**

Seth J & Jared K Ellis  
Gregory C Greer  
1132 Ward St  
Berkeley, CA 94702

Property:  
4326 OHIO AVE  
RICHMOND, CA 94804-3486-

PropID:  
Client ID: 5621

Dear Owner/Agent,

This letter is to inform you that your property at **4326 OHIO AVE RICHMOND, CA 94804-3486** failed the Housing Quality Standards (HQS) inspection on 05/24/2024.

**A re-inspection has been scheduled for 07/01/2024 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 Repair bottom of cabinet under sink, evidence of water damage	O
2.10	Kitchen/Stove or Range with Oven All burners must self-ignite	O
4.8	Other Rooms/Floor Condition Floor buckled, repair	O
3.3	Bathroom/Electrical Hazards Install Gfi outlet	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



5/30/2024

**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



5/30/2024

**FAILED INSPECTION NOTICE**

Seth J & Jared K Ellis  
Gregory C Greer  
1132 Ward St  
Berkeley, CA 94702

Property:  
4328 OHIO AVE  
RICHMOND, CA 94804-3486-

PropID:  
Client ID: 5621

Dear Owner/Agent,

This letter is to inform you that your property at **4328 OHIO AVE RICHMOND, CA 94804-3486** failed the Housing Quality Standards (HQS) inspection on 05/24/2024.

**A re-inspection has been scheduled for 07/01/2024 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.



5/30/2024

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.8	Living Room/Floor Condition flooring buckled, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
8.7	General Health and Safety/Other Interior Hazards common area carbon and smoke detectors inoperable	O
2.3	Kitchen/Electrical Hazards Gfi outlet will not test/reset, repair	O
2.10	Kitchen/Stove or Range with Oven venthood/light inoperable,repair/replace	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
3.5	Bathroom/Window Condition tile window sill pulling down,repair	O
3.8	Bathroom/Floor Condition flooring tile,loose/cracked, repair	O
4.5	Other Rooms/Window Condition 1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.  2. repair deteriorating window sill	O
4.8	Other Rooms/Floor Condition flooring buckled, repair	O
4.6	Other Rooms/Celing Condition remove black discoloration	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
8.10	General Health and Safety/Site and Neighborhood Conditions clean back/side yard and remove excessive non used items	T



5/30/2024

**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





5/30/2024

**FAILED INSPECTION NOTICE**

Jerry Lee  
6 Avocet Ct  
San Rafael, CA 94901

Property:  
1501 JETTY DR  
RICHMOND, CA 94804-4229-

PropID:  
Client ID: 14931

Dear Owner/Agent,

This letter is to inform you that your property at **1501 JETTY DR RICHMOND, CA 94804-4229** failed the Housing Quality Standards (HQS) inspection on 05/24/2024.

**A re-inspection has been scheduled for 06/28/2024 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>
5.3	Secondary Rooms/Electrical Hazards garage light inoperable, repair	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