



6/4/2024

FAILED INSPECTION NOTICE

Kathleen A Tre Hunt
Openworld Properties
1111 Broadway #300
Oakland, CA 94607

Property:
1321 MONTEREY ST
RICHMOND, CA 94804-

PropID:
Client ID: 16360

Dear Owner/Agent,

This letter is to inform you that your property at **1321 MONTEREY ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/28/2024.

A re-inspection has been scheduled for 07/01/2024 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>
8.7	General Health and Safety/Other Interior Hazards 1. common area smoke detector missing, install 2. install co/smoke detector in garage/basement	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
3.13	Bathroom/Ventilation Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut and remove overgrown vegetation in yard and trees growing onto/over house	O
5.3	Secondary Rooms/Electrical Hazards garage light inop,repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail for front porch/staircase	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O



6/4/2024

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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



6/4/2024

FAILED INSPECTION NOTICE

Tanyifor M Tohnya
Trinity Mgmt And Real Estate
Po Box 6444
Vallejo, CA 94591

Property:
1710 NORTSHORE DR
RICHMOND, CA 94804-

PropID:
Client ID: 13556

Dear Owner/Agent,

This letter is to inform you that your property at **1710 NORTSHORE DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 05/28/2024.

A re-inspection has been scheduled for 07/01/2024 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>
4.10	Other Rooms/Smoke Detectors bedroom upstairs middle room missing smoke detector 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 Unit must have one carbon monoxide detector per level. install on all three levels	O



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Sincerely,

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Residential Rental Inspections Program



6/4/2024

FAILED INSPECTION NOTICE

Timothy K & Pui Yee Tam Cheung
1218 S 57Th St
Richmond, CA 94804

Property:
5009 CREELY AVE
RICHMOND, CA 94804-4736-

PropID:
Client ID: 5922

Dear Owner/Agent,

This letter is to inform you that your property at **5009 CREELY AVE RICHMOND, CA 94804-4736** failed the Housing Quality Standards (HQS) inspection on 05/28/2024.

A re-inspection has been scheduled for 07/02/2024 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
8.10	General Health and Safety/Site and Neighborhood Conditions 1. rear fence deteriorating/damaged, repair 2. cut overgrown trees frown onto/.over house	O
6.3	Building Exterior/Condition of Roof and Gutters connect gutters to downspouts	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install downstairs common area	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks	O
4.6	Other Rooms/Celing Condition remove discoloration, evidence of water damage,repair both bedroom on front side	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit replace worn/deteriorating toilet seat	O
4.5	Other Rooms/Window Condition 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.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/4/2024

FAILED INSPECTION NOTICE

James Brian Madden
8103 Terrace Dr
El Cerrito, CA 94530-3056

Property:
1103 S 57TH ST
RICHMOND, CA 94804-4808-

PropID:
Client ID: 7036

Dear Owner/Agent,

This letter is to inform you that your property at **1103 S 57TH ST RICHMOND, CA 94804-4808** failed the Housing Quality Standards (HQS) inspection on 05/28/2024.

A re-inspection has been scheduled for 07/02/2024 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>
6.4	Building Exterior/Condition of Exterior Surfaces install address number on house	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation in back/side yard	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/4/2024

FAILED INSPECTION NOTICE

James Brian Madden
8103 Terrace Dr
El Cerrito, CA 94530-3056

Property:
1101 S 57TH ST
RICHMOND, CA 94804-4808-

PropID:
Client ID: 7036

Dear Owner/Agent,

This letter is to inform you that your property at **1101 S 57TH ST RICHMOND, CA 94804-4808** failed the Housing Quality Standards (HQS) inspection on 05/28/2024.

A re-inspection has been scheduled for 07/02/2024 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>
5.4	Secondary Rooms/Other Potential Hazardous Features cover hole for dryer exhaust in laundryroom	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation growing in back/side yard	O
6.4	Building Exterior/Condition of Exterior Surfaces install address number on house	O

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Sincerely,

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Residential Rental Inspections Program



6/4/2024

FAILED INSPECTION NOTICE

Mike Takahashi
7246 Blake St
El Cerrito, CA 94530-1935

Property:
1345 CARLSON BLVD
RICHMOND, CA 94804-4927-

PropID:
Client ID: 6828

Dear Owner/Agent,

This letter is to inform you that your property at **1345 CARLSON BLVD RICHMOND, CA 94804-4927** **failed** the Housing Quality Standards (HQS) inspection on 05/28/2024.

A re-inspection has been scheduled for 07/02/2024 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>
3.8	Bathroom/Floor Condition repair/replace broken/loose tile flooring	O
3.5	Bathroom/Window Condition window will not open Window must be openable and remain open without props.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink pulling down/away from wall ,repair	O
3.12	Bathroom/Tub or Shower tub rusting, repair/resurface	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 common area smoke/co detectors	O
2.12	Kitchen/Sink faucet dripping constantly, repair	O
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.	O
1.5	Living Room/Window Condition Window must be openable and remain open without props.	O
2.5	Kitchen/Window Condition Window must be openable and remain open without props.	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation in front and back	O



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6/4/2024

FAILED INSPECTION NOTICE

Mike Takahashi
7246 Blake St
El Cerrito, CA 94530-1935

Property:
1343 CARLSON BLVD
RICHMOND, CA 94804-4927-

PropID:
Client ID: 6828

Dear Owner/Agent,

This letter is to inform you that your property at **1343 CARLSON BLVD RICHMOND, CA 94804-4927** **failed** the Housing Quality Standards (HQS) inspection on 05/28/2024.

A re-inspection has been scheduled for 07/02/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet next to water source	O
2.5	Kitchen/Window Condition Window must be openable and remain open without props.	O
2.10	Kitchen/Stove or Range with Oven ventilation inop, repair	O
1.5	Living Room/Window Condition Window must be openable and remain open without props.	O
2.12	Kitchen/Sink faucet spraying water, repair/replace	O



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6/4/2024

FAILED INSPECTION NOTICE

Sek Hong & Wai Hing Choi
1042 Hill Meadow Pl
Danville, CA 94526

Property:
5924 ORCHARD AVE
RICHMOND, CA 94804-5020-

PropID:
Client ID: 11949

Dear Owner/Agent,

This letter is to inform you that your property at **5924 ORCHARD AVE RICHMOND, CA 94804-5020** **failed** the Housing Quality Standards (HQS) inspection on 05/28/2024.

A re-inspection has been scheduled for 07/02/2024 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation/trees grown over/onto house	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install upstairs	O



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