



6/4/2024

FAILED INSPECTION NOTICE

Mei Guo
63 Onondaga Ave
San Francisco, CA 94112-3241

Property:
1415 GARVIN AVE
RICHMOND, CA 94801-2384-

PropID:
Client ID: 11667

Dear Owner/Agent,

This letter is to inform you that your property at **1415 GARVIN AVE RICHMOND, CA 94801-2384** failed the Housing Quality Standards (HQS) inspection on 05/30/2024.

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



6/4/2024

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater 1. install pressure release valve pipe, and run outside 2. install earthquake safty straps	O
4.3	Other Rooms/Elecrtical Hazards 1. light switch broken,replace 2. install missing outlet cover	O
4.5	Other Rooms/Window Condition 1. window will not lock, repair 2. 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
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation on side and backyards	O
3.7	Bathroom/Wall Condition rear bathroom wall water damaged next to sink	O
8.6	General Health and Safety/Interior Stairs and Common Halls hallway flooring buckled, repair	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install co detector	O
2.10	Kitchen/Stove or Range with Oven 1. all burners must self-ignite 2. venthood light inoperable and install grease screen	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment front heater inoperable,repair	O



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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

Mei Guo
63 Onondaga Ave
San Francisco, CA 94112-3241

Property:
2442 CUTTING BLVD
RICHMOND, CA 94804-2844-

PropID:
Client ID: 11667

Dear Owner/Agent,

This letter is to inform you that your property at **2442 CUTTING BLVD RICHMOND, CA 94804-2844** **failed** the Housing Quality Standards (HQS) inspection on 05/30/2024.

A re-inspection has been scheduled for 07/02/2024 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
3.3	Bathroom/Electrical Hazards Gfi outlet inoperable, will not test/reset, repair/replace outlet	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
4.6	Other Rooms/Celing Condition remove black discoloration from ceiling, evidence of water damage	O



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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

Xiaomei Ren
220 Carmel St
San Pablo, CA 94806-5004

Property:
6104 PLUMAS AVE
RICHMOND, CA 94804-5308-

PropID:
Client ID: 10836

Dear Owner/Agent,

This letter is to inform you that your property at **6104 PLUMAS AVE RICHMOND, CA 94804-5308** **failed** the Housing Quality Standards (HQS) inspection on 05/30/2024.

A re-inspection has been scheduled for 07/02/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	O
3.12	Bathroom/Tub or Shower shower head leaking, 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