



6/4/2024

FAILED INSPECTION NOTICE

Jose D Rivera & Ana Medrano
946 Rutland St
San Francisco, CA 94134-2816

Property:
422 BARRETT AVE
RICHMOND, CA 94801-2629-

PropID:
Client ID: 7312

Dear Owner/Agent,

This letter is to inform you that your property at **422 BARRETT AVE RICHMOND, CA 94801-2629** **failed** the Housing Quality Standards (HQS) inspection on 05/31/2024.

A re-inspection has been scheduled for 07/08/2024 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>
4.5	Other Rooms/Window Condition window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars	O
7.4	Heating and Plumbing/Water Heater install earthquake safety straps	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear staircase railings and steps loose/deteriorating repair/replace	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

Michael D Peters
428 Tewksbury Ave
Richmond, CA 94801

Property:
432 TEWKSBURY AVE
RICHMOND, CA 94801-3833-

PropID:
Client ID: 18932

Dear Owner/Agent,

This letter is to inform you that your property at **432 TEWKSBURY AVE RICHMOND, CA 94801-3833** **failed** the Housing Quality Standards (HQS) inspection on 05/31/2024.

A re-inspection has been scheduled for 07/08/2024 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	O
3.3	Bathroom/Electrical Hazards install Gfi outlets in both bathrooms	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



6/4/2024

FAILED INSPECTION NOTICE

Dan & Richard Pasquini
Daniel Pasquini
Po Box 21565
El Sobrante, CA 94820

Property:
5131 SIMONI CT
RICHMOND, CA 94803-

PropID:
Client ID: 17608

Dear Owner/Agent,

This letter is to inform you that your property at **5131 SIMONI CT RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 05/31/2024.

A re-inspection has been scheduled for 07/08/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets within 6 ft of water source	O
3.3	Bathroom/Electrical Hazards install Gfi outlets in both bathrooms	O

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Residential Rental Inspections Program



6/4/2024

FAILED INSPECTION NOTICE

Sanford K & Gloria F Ma
395 Merritt Ave #304
Oakland, CA 94610-5102

Property:
1279 PARKWAY DR
RICHMOND, CA 94803-1245-

PropID:
Client ID: 5665

Dear Owner/Agent,

This letter is to inform you that your property at **1279 PARKWAY DR RICHMOND, CA 94803-1245** **failed** the Housing Quality Standards (HQS) inspection on 05/31/2024.

A re-inspection has been scheduled for 07/08/2024 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 outlets	O
3.3	Bathroom/Electrical Hazards 1. install Gfi outlets in both bathrooms 2. light/vent fixture in hallway bath missing cover	O
3.8	Bathroom/Floor Condition tile loose, repair	O
3.12	Bathroom/Tub or Shower 1. cold water faucet knob dripping when on 2. master bath shower head leaking	O
7.4	Heating and Plumbing/Water Heater install proper hot water heater safety straps, upper and lower	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items	O



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6/4/2024

FAILED INSPECTION NOTICE

Wendy T Louie
Bhg
906 Euclid Ave
Berkeley, CA 94708

Property:
3426 MAY RD
RICHMOND, CA 94803-2016-

PropID:
Client ID: 9490

Dear Owner/Agent,

This letter is to inform you that your property at **3426 MAY RD RICHMOND, CA 94803-2016** failed the Housing Quality Standards (HQS) inspection on 05/31/2024.

A re-inspection has been scheduled for 07/08/2024 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 cabinet door broken,repair	O
2.3	Kitchen/Electrical Hazards light switch not working as designed,repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features secure drop down step going into garage, loose, safety hazard	O
5.3	Secondary Rooms/Electrical Hazards install Gfi outlet on outlet above sink in garage	O
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detectors	O
3.12	Bathroom/Tub or Shower 1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)	O
	2. shower faucet handle pulling off, (master bath)	
1.4	Living Room/Security front screen door has tattered screen and door will not close and lock as designed, repair	O



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6/4/2024

FAILED INSPECTION NOTICE

Travis O Tre Est Of Parker
Sobranite Hills Realty
1660 San Pablo Ave
Pinole, CA 94564

Property:
3080 MAY RD
RICHMOND, CA 94803-2452-

PropID:
Client ID: 10747

Dear Owner/Agent,

This letter is to inform you that your property at **3080 MAY RD RICHMOND, CA 94803-2452** failed the Housing Quality Standards (HQS) inspection on 05/31/2024.

A re-inspection has been scheduled for 07/08/2024 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>
3.12	Bathroom/Tub or Shower 4/8/24 loose tile around the tub enclosure.	O
7.4	Heating and Plumbing/Water Heater 1. water heater exhaust /flue not connected 2. closet door deteriorating	O

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6/4/2024

FAILED INSPECTION NOTICE

Amit N & Ratna A Munshi
171 Cypress Point Way
Moraga, CA 94556

Property:
3312 MORNINGSIDE DR
RICHMOND, CA 94803-2517-

PropID:
Client ID: 3808

Dear Owner/Agent,

This letter is to inform you that your property at **3312 MORNINGSIDE DR RICHMOND, CA 94803-2517** failed the Housing Quality Standards (HQS) inspection on 05/31/2024.

A re-inspection has been scheduled for 07/08/2024 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>
2.12	Kitchen/Sink evidence of leak under sink, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions front porch light not working as designed,repair	O

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