



5/27/2025

FAILED INSPECTION NOTICE

Walter & Eleanor Kosich
139 Birchbark Pl
Danville, CA 94506-2176

Property:
911 33RD ST
RICHMOND, CA 94804-1105-

PropID:
Client ID: 2131

Dear Owner/Agent,

This letter is to inform you that your property at **911 33RD ST RICHMOND, CA 94804-1105** failed the Housing Quality Standards (HQS) inspection on 05/16/2025.

A re-inspection has been scheduled for 07/07/2025 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>
2.12	Kitchen/Sink Garbage disposal inoperable, repair Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.	O
8.6	General Health and Safety/Interior Stairs and Common Halls tenant to clear excessive amount of personal items in hallway leading from front door to rear door.	T



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Mateo S & Juana R Chavez
1025 Cedar St
Berkeley, CA 94710

Property:
300 S 37TH ST
RICHMOND, CA 94804-3234-

PropID:
Client ID: 8298

Dear Owner/Agent,

This letter is to inform you that your property at **300 S 37TH ST RICHMOND, CA 94804-3234** failed the Housing Quality Standards (HQS) inspection on 05/16/2025.

A re-inspection has been scheduled for 07/07/2025 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>
4.3	Other Rooms/Electrical Hazards No access to outlets, tenant to move excessive amount of items in room to allow access for inspection	T
4.5	Other Rooms/Window Condition No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection	T
2.12	Kitchen/Sink Secure faucet to sink	O
2.11	Kitchen/Refrigerator Rust on side of refrigerator, repair or replace	O
1.3	Living Room/Electrical Hazards No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.	T
8.1	General Health and Safety/Access to Unit Front exterior light missing, wiring still present. Replace or remove completely.	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Mateo S & Juana R Chavez
1025 Cedar St
Berkeley, CA 94710

Property:
302 S 37TH ST
RICHMOND, CA 94804-3234-

PropID:
Client ID: 8298

Dear Owner/Agent,

This letter is to inform you that your property at **302 S 37TH ST RICHMOND, CA 94804-3234** failed the Housing Quality Standards (HQS) inspection on 05/16/2025.

A re-inspection has been scheduled for 07/07/2025 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to two prong receptacles	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
2.3	Kitchen/Electrical Hazards Outlets have hot/neutral reverse. Repair	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Mateo S & Juana R Chavez
1025 Cedar St
Berkeley, CA 94710

Property:
306 S 37TH ST
RICHMOND, CA 94804-3234-

PropID:
Client ID: 8298

Dear Owner/Agent,

This letter is to inform you that your property at **306 S 37TH ST RICHMOND, CA 94804-3234** failed the Housing Quality Standards (HQS) inspection on 05/16/2025.

A re-inspection has been scheduled for 07/07/2025 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>
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to two prong receptacles	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
3.7	Bathroom/Wall Condition Clean black organic discoloration on walls	T
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit The floor mounting screws or brackets are loose. Secure toilet to floor	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
1.5	Living Room/Window Condition Window lock mechanism missing on both windows, replace	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Mateo S & Juana R Chavez
1025 Cedar St
Berkeley, CA 94710

Property:
304 S 37TH ST
RICHMOND, CA 94804-3234-

PropID:
Client ID: 8298

Dear Owner/Agent,

This letter is to inform you that your property at **304 S 37TH ST RICHMOND, CA 94804-3234** failed the Housing Quality Standards (HQS) inspection on 05/16/2025.

A re-inspection has been scheduled for 07/07/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Flooring incomplete, complete repairs	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Front cabinet door damaged, repair or replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace	O
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry	O
4.5	Other Rooms/Window Condition Window screen torn, repair	O
4.10	Other Rooms/Smoke Detectors remove old smoke detector bases	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Walter & Eleanor Kosich
139 Birchbark Pl
Danville, CA 94506-2176

Property:
513 34TH ST
RICHMOND, CA 94805-2177-

PropID:
Client ID: 2131

Dear Owner/Agent,

This letter is to inform you that your property at **513 34TH ST RICHMOND, CA 94805-2177** failed the Housing Quality Standards (HQS) inspection on 05/16/2025.

A re-inspection has been scheduled for 07/07/2025 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 sliding chain lock mechanism from entry door	T

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



5/27/2025

FAILED INSPECTION NOTICE

Walter & Eleanor Kosich
139 Birchbark Pl
Danville, CA 94506-2176

Property:
3327 BARRETT AVE
RICHMOND, CA 94805-2177-

PropID:
Client ID: 2131

Dear Owner/Agent,

This letter is to inform you that your property at **3327 BARRETT AVE RICHMOND, CA 94805-2177** **failed** the Housing Quality Standards (HQS) inspection on 05/16/2025.

A re-inspection has been scheduled for 07/07/2025 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>
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to two prong receptacles	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair or convert to two prong receptacles	O
8.10	General Health and Safety/Site and Neighborhood Conditions Install smoke detector and carbon monoxide detector in shared common laundry area	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Walter & Eleanor Kosich
139 Birchbark Pl
Danville, CA 94506-2176

Property:
3321 BARRETT AVE
RICHMOND, CA 94805-2177-

PropID:
Client ID: 2131

Dear Owner/Agent,

This letter is to inform you that your property at **3321 BARRETT AVE RICHMOND, CA 94805-2177** **failed** the Housing Quality Standards (HQS) inspection on 05/16/2025.

A re-inspection has been scheduled for 07/07/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Install smoke detector and carbon monoxide detector in shared common laundry area	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	O
2.10	Kitchen/Stove or Range with Oven Front right burner not self lighting, repair	O
2.11	Kitchen/Refrigerator Light inoperable, repair	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Walter & Eleanor Kosich
139 Birchbark Pl
Danville, CA 94506-2176

Property:
3323 BARRETT AVE
RICHMOND, CA 94805-2177-

PropID:
Client ID: 2131

Dear Owner/Agent,

This letter is to inform you that your property at **3323 BARRETT AVE RICHMOND, CA 94805-2177** **failed** the Housing Quality Standards (HQS) inspection on 05/16/2025.

A re-inspection has been scheduled for 07/07/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Install smoke detector and carbon monoxide detector in shared common laundry area	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to two prong receptacles	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair or convert to two prong receptacles	O



5/27/2025

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