



5/27/2025

FAILED INSPECTION NOTICE

Reed B Robertson
Po Box 936
Orinda, CA 94563

Property:
701 ALAMO AVE
RICHMOND, CA 94801-2137-

PropID:
Client ID: 8098

Dear Owner/Agent,

This letter is to inform you that your property at **701 ALAMO AVE RICHMOND, CA 94801-2137** failed the Housing Quality Standards (HQS) inspection on 05/22/2025.

A re-inspection has been scheduled for 07/09/2025 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>
8.7	General Health and Safety/Other Interior Hazards missiing common area co detector. replace	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



5/27/2025

FAILED INSPECTION NOTICE

Reed B Robertson
Po Box 936
Orinda, CA 94563

Property:
705 ALAMO AVE
RICHMOND, CA 94801-2137-

PropID:
Client ID: 8098

Dear Owner/Agent,

This letter is to inform you that your property at **705 ALAMO AVE RICHMOND, CA 94801-2137** failed the Housing Quality Standards (HQS) inspection on 05/22/2025.

A re-inspection has been scheduled for 07/09/2025 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>
8.7	General Health and Safety/Other Interior Hazards common area co detector missing. replace	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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Reed B Robertson
Po Box 936
Orinda, CA 94563

Property:
707 ALAMO AVE
RICHMOND, CA 94801-2137-

PropID:
Client ID: 8098

Dear Owner/Agent,

This letter is to inform you that your property at **707 ALAMO AVE RICHMOND, CA 94801-2137** failed the Housing Quality Standards (HQS) inspection on 05/22/2025.

A re-inspection has been scheduled for 07/09/2025 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite.	O
8.1	General Health and Safety/Access to Unit porch light inoperable. repair	O
8.7	General Health and Safety/Other Interior Hazards common area co detector missing	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.

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City of Richmond
Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Marinus & Anna L Zeelen
Mike Zeelen
11 Greenbrae Ct
El Sobrante, CA 94803-1411

Property:
1828 RHEEM AVE
RICHMOND, CA 94801-2547-

PropID:
Client ID: 1242

Dear Owner/Agent,

This letter is to inform you that your property at **1828 RHEEM AVE RICHMOND, CA 94801-2547** failed the Housing Quality Standards (HQS) inspection on 05/22/2025.

A re-inspection has been scheduled for 07/09/2025 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>
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector - missing - repair/replace	O
4.10	Other Rooms/Smoke Detectors Left bedroom smoke detector missing - repair/replace	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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Reed B Robertson
Po Box 936
Orinda, CA 94563

Property:
154 1ST ST
RICHMOND, CA 94801-3441-

PropID:
Client ID: 8098

Dear Owner/Agent,

This letter is to inform you that your property at **154 1ST ST RICHMOND, CA 94801-3441** failed the Housing Quality Standards (HQS) inspection on 05/22/2025.

A re-inspection has been scheduled for 07/09/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces Paint peeling under livingroom window. repair.	O
8.7	General Health and Safety/Other Interior Hazards common area co detector missing. Install	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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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Blackburn Family Invest Inc
Po Box 6127
Concord, CA 94524

Property:
13 3RD ST
RICHMOND, CA 94801-3563-

PropID:
Client ID: 8671

Dear Owner/Agent,

This letter is to inform you that your property at **13 3RD ST RICHMOND, CA 94801-3563** failed the Housing Quality Standards (HQS) inspection on 05/22/2025.

A re-inspection has been scheduled for 07/09/2025 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 Dishwasher not working properly - repair/replace	O
3.3	Bathroom/Electrical Hazards Hallway GFCI missing -repair/replace	O
8.1	General Health and Safety/Access to Unit Bottom of back door damaged - repair/replace	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.

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Sincerely,

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