



7/5/2022

FAILED INSPECTION NOTICE

Scott Bretall
824 Contra Costa Dr
El Cerrito, CA 94530-3041

Property:
3415 TULARE AVE
RICHMOND, CA 94804-1153-

PropID:
Client ID: 9379

Dear Owner/Agent,

This letter is to inform you that your property at **3415 TULARE AVE RICHMOND, CA 94804-1153** failed the Housing Quality Standards (HQS) inspection on 06/20/2022.

A re-inspection has been scheduled for 08/01/2022 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>
3.7	Bathroom/Wall Condition Make free of peeling paint	O
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance	O
4.5	Other Rooms/Window Condition Move personal items block egress	T
5.4	Secondary Rooms/Other Potential Hazardous Features Investigate and remove black organic substance on walls (laundry room)	O
1.4	Living Room/Security Replace damaged screen door; replace missing lock	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



7/5/2022

FAILED INSPECTION NOTICE

Farhat S Surti
2529 Lynn Dr
Pinole, CA 94564-2201

Property:
3227 LOWELL AVE
RICHMOND, CA 94804-1165-

PropID:
Client ID: 8051

Dear Owner/Agent,

This letter is to inform you that your property at **3227 LOWELL AVE RICHMOND, CA 94804-1165** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2022.

A re-inspection has been scheduled for 08/01/2022 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>
5.4	Secondary Rooms/Other Potential Hazardous Features Install handrail on stairs leading to garage	O
6.1	Building Exterior/Condition of Foundation Repair damaged foundation vent cover	O

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7/5/2022

FAILED INSPECTION NOTICE

Sze Man Chan
Windermere Rowland Realty
930 San Pablo Ave Suite A
Pinole, CA 94564

Property:
2824 ESMOND AVE
RICHMOND, CA 94804-1314-

PropID:
Client ID: 8689

Dear Owner/Agent,

This letter is to inform you that your property at **2824 ESMOND AVE RICHMOND, CA 94804-1314** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2022.

A re-inspection has been scheduled for 08/01/2022 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>
7.6	Heating and Plumbing/Plumbing Repair defective plumbing - sinks backing up into each other	O

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Residential Rental Inspections Program



7/5/2022

FAILED INSPECTION NOTICE

Lido Cantarutti
Ohanks Management
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
832 31ST ST
RICHMOND, CA 94804-1328-

PropID:
Client ID: 7084

Dear Owner/Agent,

This letter is to inform you that your property at **832 31ST ST RICHMOND, CA 94804-1328** failed the Housing Quality Standards (HQS) inspection on 06/20/2022.

A re-inspection has been scheduled for 08/01/2022 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>
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7/5/2022

FAILED INSPECTION NOTICE

Hai Ling Chou Yu
559 29Th St
Richmond, CA 94804-1519

Property:
628 31ST ST
RICHMOND, CA 94804-1530-

PropID:
Client ID: 9319

Dear Owner/Agent,

This letter is to inform you that your property at **628 31ST ST RICHMOND, CA 94804-1530** failed the Housing Quality Standards (HQS) inspection on 06/20/2022.

A re-inspection has been scheduled for 08/01/2022 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>
3.3	Bathroom/Electrical Hazards Correct outlet with reversed polarity	O

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7/5/2022

FAILED INSPECTION NOTICE

Robert Vardanega
Po Box 13249
Oakland, CA 94661-0249

Property:
400 S 34TH ST
RICHMOND, CA 94804-3122-

PropID:
Client ID: 7421

Dear Owner/Agent,

This letter is to inform you that your property at **400 S 34TH ST RICHMOND, CA 94804-3122** failed the Housing Quality Standards (HQS) inspection on 06/20/2022.

A re-inspection has been scheduled for 08/01/2022 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 Install carbon monoxide detector - Hall	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged sections of fence	O
8.4	General Health and Safety/Garbage and Debris Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring inside the unit, in common areas, or outside must be removed.	O



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7/5/2022

FAILED INSPECTION NOTICE

Xiong Chi & Yen San Nhan
104 Dolores Ct
San Pablo, CA 94806-5025

Property:
640 STEGE AVE
RICHMOND, CA 94804-4132-

PropID:
Client ID: 2234

Dear Owner/Agent,

This letter is to inform you that your property at **640 STEGE AVE RICHMOND, CA 94804-4132** failed the Housing Quality Standards (HQS) inspection on 06/20/2022.

A re-inspection has been scheduled for 08/01/2022 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 Repair inoperable garbage disposal	O
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector	O

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Residential Rental Inspections Program



7/5/2022

FAILED INSPECTION NOTICE

Samuel E Clement
Po Box 9051
Pittsburg, CA 94565

Property:
30 CUTTING CT
RICHMOND, CA 94804-4217-

PropID:
Client ID: 7602

Dear Owner/Agent,

This letter is to inform you that your property at **30 CUTTING CT RICHMOND, CA 94804-4217** failed the Housing Quality Standards (HQS) inspection on 06/20/2022.

A re-inspection has been scheduled for 08/01/2022 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>
4.4	Other Rooms/Security Remove keyed lock from interior door	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall (1st & 2nd floor)	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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7/5/2022

FAILED INSPECTION NOTICE

Joe R Guadarrama & Gail Thompson
636 Meadows Ct
Fairfield, CA 94534-6809

Property:
4705 FALL AVE
RICHMOND, CA 94804-4340-

PropID:
Client ID: 14010

Dear Owner/Agent,

This letter is to inform you that your property at **4705 FALL AVE RICHMOND, CA 94804-4340** failed the Housing Quality Standards (HQS) inspection on 06/20/2022.

A re-inspection has been scheduled for 08/01/2022 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>
3.8	Bathroom/Floor Condition Install threshold between flooring types	O
4.8	Other Rooms/Floor Condition Install threshold between flooring types	O
4.4	Other Rooms/Security Repair closet doors off track (All bedrooms)	O
5.4	Secondary Rooms/Other Potential Hazardous Features Repair damaged flooring in laundry room	O



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7/5/2022

FAILED INSPECTION NOTICE

Fotis Hatzistratis
729 Larch Ave
So San Francisco, CA 94080-1524

Property:
693 HUMBOLDT
RICHMOND, CA 94805-1958-

PropID:
Client ID: 6837

Dear Owner/Agent,

This letter is to inform you that your property at **693 HUMBOLDT RICHMOND, CA 94805-1958** failed the Housing Quality Standards (HQS) inspection on 06/20/2022.

A re-inspection has been scheduled for 08/02/2022 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 Repair damaged window sill; Investigate and remove black organic substance	O
3.5	Bathroom/Window Condition Repair inoperable window crank	O

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